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AB 1600 FEE JUSTIFICATION STUDY
CITY OF CATHEDRAL CITY

December 2, 2005

DRAFT

AB 1600
FEE JUSTIFICATION STUDY

Prepared for

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Cathedral City
AB 1600 Fee Justification Study

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EXECUTIVE SUMMARY

A. INTRODUCTION

The City of Cathedral City (the "City") is expected to undergo considerable growth in population, housing, and jobs as build out occurs in the City. In order to adequately plan new development and identify the public facilities and costs associated with mitigating the impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City to prepare an AB 1600 Fee Justification Study ("Fee Study"). This study complies with Section 66000 *et. seq.* of the California Government Code by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and its construction costs are identified in the Needs List, which is included in Section III of this report. Fee amounts have been determined such that new development would pay its "fair share" of the cost of new infrastructure.

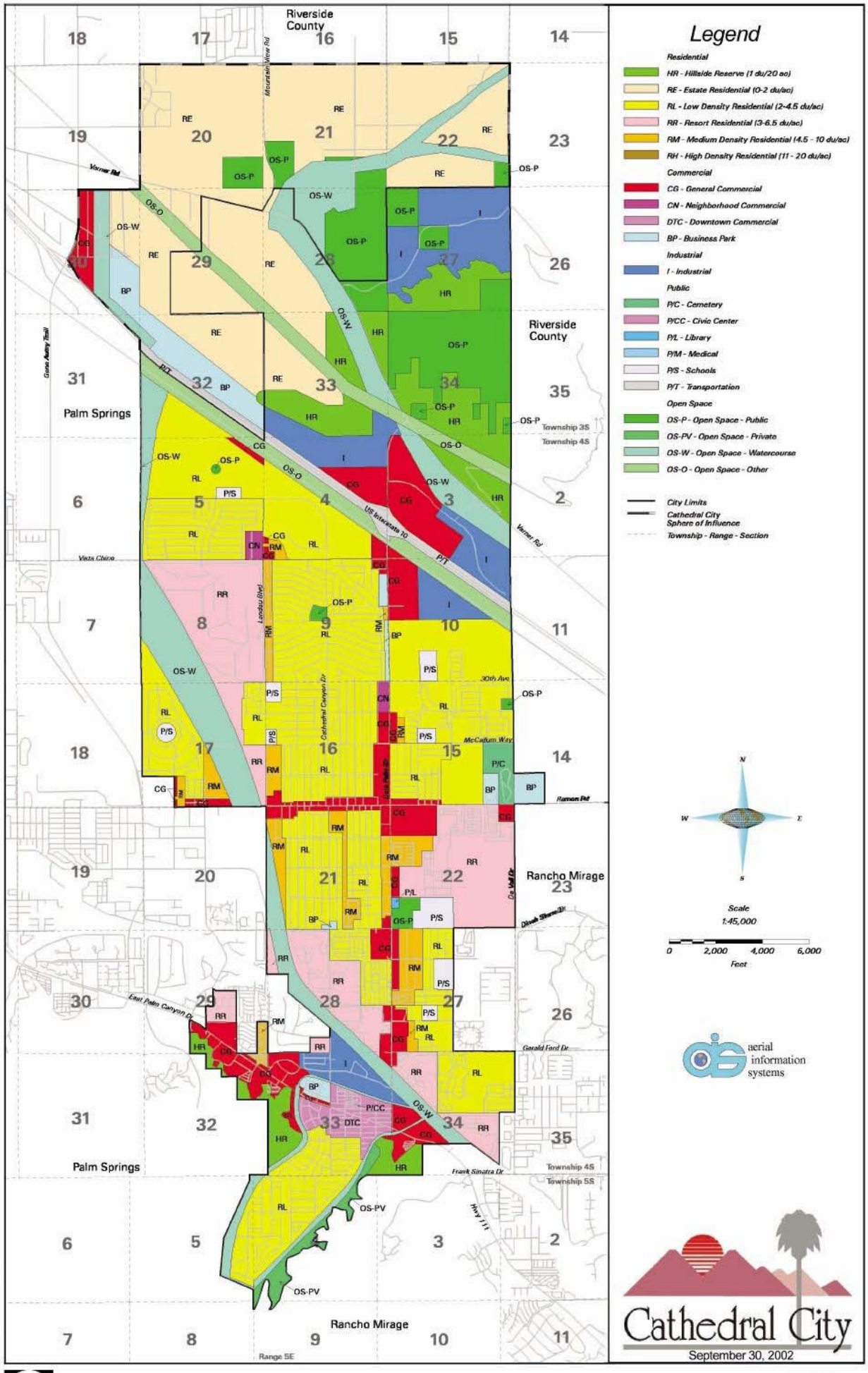
B. POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS

Future population, housing, and employment were projected based on the ultimate build out of the City per the General Plan Land Use Element (Figure ES-1). Future development in Cathedral City is expected to occur within two non-contiguous areas: 1,373 acres of undeveloped land north of Interstate 10 ("North of I-10"), and 1,784 acres of undeveloped land south of I-10 ("south of I-10").[1] Both of the areas may be developed with residential, commercial, industrial, public, or open space uses as indicated on the Land Use map (Figure ES-1) of the General Plan.

1. Housing and Population Projections

The City projected the number of future housing units within the City and Sphere by determining the number of acres within each type of residentially designated land use and multiplying such acreage by 75% of the maximum permitted density.[2] Once the projected number of housing units was determined, population was projected by multiplying the number of expected housing units by the average household size of 3.08 persons per dwelling unit.[3] As indicated in Table ES-1 a total of 6,168 new dwelling units are expected in the City with 220 units located north of I-10 and 5,948 units located south of I-10.

[1] Excludes land designated for Open Space and Public Uses on the Land Use Map.
[2] Source: City of Cathedral City, General Plan Land Use Element, page III-10, July 31, 2002.
[3] Source: California, Department of Finance January 1, 2005.



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City of Cathedral City
General Plan
Land Use Map

FIGURE ES - 1

Table ES-1
GENERAL PLAN LAND USE
EXPECTED FUTURE RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Land Use	Acreage	Expected Development	Expected Employees/ Residents
North of I-10			
Retail Commercial	253	2,424,550 SF	4,849
Non-Retail Commercial/ Industrial	522	7,724,068 SF	7,724
Residential	598	220 Units	677
Subtotal North of I-10	**1,373**	**N/A**	**13,250**
South of I-10			
Retail Commercial	296	2,836,627 SF	5,673
Non-Retail Commercial/ Industrial	74	1,095,970 SF	1,096
Residential	1,414	5,948 Units	18,320
Subtotal South of I-10	**1,784**	**N/A**	**25,089**
North of I –10 and South of I-10			
Retail Commercial	549	5,261,177 SF	10,522
Non-Retail Commercial/ Industrial	596	8,820,038 SF	8,820
Residential	2,012	6,168 Units	18,997
Total	**3,157**	**N/A**	**38,339**

2. Employment Projections

DTA projected future employment within the City via a three-step process:

Step 1: Based on the land use designation in the General Plan classify all non-residential land uses as either "Retail Commercial"[4] or "Non-Retail Commercial/Industrial."[5] As indicated in Table ES-1, a total of 549 acres were classified as Retail Commercial and 596 acres were classified as Non-Retail Commercial/Industrial.

Step 2: Project the number of square feet of Retail Commercial and Non-Retail Commercial/Industrial development by multiplying the total number of Retail Commercial and Non-Retail Commercial/Industrial acres by lot coverage factors of 22% and 34% respectively.[6] As indicated in Table ES-1, a total of 5,261,177 square feet (SF) of Retail Commercial development and 8,820,038 SF of Non-Retail Commercial/Industrial development are expected in the City at full build out.

[4] Property designated as "CG", "CN", or "DTC"
[5] Property designated as "BP" or "I"
[6] Source: City of Cathedral City, General Plan Land Use Element, page III-10. July 31, 2002.

Step 3: Project the number of employees by multiplying the expected SF of Retail Commercial and Non-Retail Commercial/Industrial development by a factor of 2 employees per 1,000 SF and 1 employee per 1,000 SF, respectively.[7]

[7] Source: Southern California Association of Governments, Employment Density Study, October 31, 2002.

C. THE NEEDS LIST

The Needs List is a critical component of any development impact fee program. In the broadest sense the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code 66000 includes "public improvements, public services, and community amenities." Fees imposed for a public capital facility improvement cannot be used for maintenance or services.

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. The Needs List is intended to be the official public document, which identifies the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the City and Sphere.

DTA surveyed City Departments to determine what facilities would be needed to meet increased demand resulting from new development. The results of these surveys were compiled into the Needs List. The Needs List is organized by service area and public facility element. Service areas identify the geographic area that a specific facility is expected to serve. The Needs List is organized into two service areas - an area that encompasses all property in the City (north of I-10 and south of I-10) and the area north of I-10 only.

The Needs List also includes a cost section consisting of four columns, which are listed below:

Table ES-2
EXPLANATION OF COST SECTION

Column No.	Title	Contents	Source
1	Total Cost for Facility	The total estimated facility cost including construction, land acquisition, and equipment (as applicable)	City Departments
2	Off-Setting Revenues	Any funds on hand that are allocated for a given facility. This column does not include expected funds.	City Departments
3	Net Cost to City	The difference between the Total Cost and the Off-Setting Revenues (column 1 minus column 2)	Calculated by DTA
4	Cost Allocated to New Development	Dollar amount representing the roughly proportional impact of new development on facility	Calculated by DTA

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name	Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
I. Facilities To Serve Future Development North and South of I-10							
A. GOVERNMENT SERVICES FACILITIES							
1. Public Works							
City Yard (vehicle storage)		5.50	ac	$3,200,857	$0	$3,200,857	$1,148,342
Total Government Services				**$3,200,857**	**$0**	**$3,200,857**	**$1,148,342**
B. PUBLIC SAFETY FACILITIES							
1. Emergency Operations Center							
Public Safety Training Site		2,500.00	sf	$600,161	$0	$600,161	$215,314
Police Community Office		3,000.00	sf	$720,193	$0	$720,193	$258,377
Subtotal Emergency Operations Center		5,500.00	sf	$1,320,354	$0	$1,320,354	$473,691
TOTAL PUBLIC SAFETY FACILIITES				**$1,320,354**	**$0**	**$1,320,354**	**$473,691**
C. TRANSPORTATION							
1. Interchange							
Date Palm Drive and I-10 (City's portion)		1	each	$4,267,809	$0	$4,267,809	$4,267,809
Total Transportation				**$4,267,809**	**$0**	**$4,267,809**	**$4,267,809**
D. PARK AND RECREATION FACILITIES							
Park Improvements							
Community/Neighborhood Parks		188	ac	$24,506,458	$0	$24,506,458	$7,430,150
Recreation Facilities							
Community Center		50,000	sf	$12,500,000	$0	$12,500,000	$4,038,693
Community Pool		1	each	$7,000,000	$0	$7,000,000	$2,261,668
Total Park and Recreation Facilities				**$44,006,458**	**$0**	**$44,006,458**	**$13,730,511**
TOTAL FACILITIES TO SERVE ENTIRE CITY				**$52,795,478**	**$0**	**$52,795,478**	**$19,620,353**

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name			Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
II. Facilities to Serve Future Development North of I-10 Only									
A. GOVERNMENT SERVICES FACILITIES									
No Government Services Facilities will serve only the area North of I-10									
B. PUBLIC SAFETY FACILITIES									
1. Police facilities									
Station -- Location TBD				15,600	sf	$2,133,905	$0	$2,133,905	$2,133,905
Land				1.50	ac	$0	$0	$0	$0
Marked vehicles				20	each	$597,493	$0	$597,493	$597,493
TOTAL PUBLIC SAFETY FACILITIES						**$2,731,398**	**$0**	**$2,731,398**	**$2,731,398**
C. TRANSPORTATION									
1 Road Construction	**From:**	**To:**							
Valley Center Blvd	Date Palm Drive	E'ly City Limit	Major	1.40	mi	$2,720,985	$0	$2,720,985	$2,720,985
Valley Center Blvd	E'ly City Limit	Da Vall Drive	Major	0.30	mi	$583,068	$0	$583,068	$583,068
Date Palm Drive	Varner Road	Valley Center Blvd	Arterial	0.30	mi	$521,100	$0	$521,100	$521,100
Date Palm Drive	Valley Center Blvd	I-10	Arterial	0.30	mi	$625,319	$0	$625,319	$625,319
Varner Road	Date Palm Drive	E'ly City Limit	Major	1.30	mi	$2,429,450	$0	$2,429,450	$2,429,450
Varner Road	E'ly City Limit	Da Vall Drive	Major	0.50	mi	$971,780	$0	$971,780	$971,780
Varner Road	Da Vall Drive	terminus	Major	0.20	mi	$388,712	$0	$388,712	$388,712
Da Vall Drive	I-10	Valley Center Blvd	Major	0.10	mi	$194,356	$0	$194,356	$194,356
Da Vall Drive	Valley Center Blvd	Varner Road	Major	0.30	mi	$583,068	$0	$583,068	$583,068
Subtotal Road Construction				4.70	mi	$9,017,838	$0	$9,017,838	$9,017,838
2 Traffic Signals									
	Intersecting Streets								
Street 1	**Street 2**								
Date Palm Drive	Varner Road			Three Way		$157,909	$0	$157,909	$157,909
Date Palm Drive	Valley Center Blvd			Full		$160,043	$0	$160,043	$160,043
Da Vall Drive	Valley Center Blvd			Three Way		$155,775	$0	$155,775	$155,775
Da Vall Drive	Varner Road			Three Way		$155,775	$0	$155,775	$155,775
Subtotal Intersections						$629,502	$0	$629,502	$629,502
3 Bikeways	**From:**	**To:**							
Class II/Class III									
Palm Drive	I-10	Date Palm Drive		0.80	mi	$42,678	$0	$42,678	$42,678
Date Palm Drive	Palm Drive	Varner Road		3.80	mi	$202,721	$0	$202,721	$202,721
Varner Road	Date Palm Drive	E'ly City Limit		1.30	mi	$69,352	$0	$69,352	$69,352
Date Palm Drive	Varner Road	I-10		1.00	mi	$53,348	$0	$53,348	$53,348
Subtotal Bikeways				6.90	mi	$368,099	$0	$368,099	$368,099
4 Unpaved Trails	**To:**	**From:**							
Date Palm Drive	Palm Drive	Varner Road		3.80	mi	$81,088	$0	$81,088	$81,088
Varner Road	Date Palm Drive	E'ly City Limit		1.30	mi	$27,741	$0	$27,741	$27,741
Trail 'A'	Date Palm Drive	E'ly City Limit		1.00	mi	$21,339	$0	$21,339	$21,339
Mountain View Road	Date Palm Drive	N'ly Sphere of Infl.		1.00	mi	$21,339	$0	$21,339	$21,339
Subtotal Trails				7.10	mi	$151,507	$0	$151,507	$151,507

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name	Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
II. Facilities to Serve Future Development North of I-10 (Cont.)							
D. PARK AND RECREATION FACILITIES							
No Park and Recreation Facilities will serve only the area North of I-10							
TOTAL FACILITIES TO SERVE NORTH OF I-10				**$12,898,344**	**$0**	**$12,898,344**	**$12,898,344**
TOTAL FACILITIES COST ESTIMATE				**$65,693,822**	**$0**	**$65,693,822**	**$32,518,697**

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D. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEE

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's required Public Facility Standard for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

The City has identified the need to levy impact fees to pay for government services facilities, public safety facilities, transportation facilities, and park and recreation facilities.

Assembly Bill ("AB") 1600, which created Section 66000 et. seq. of the Government Code, was enacted by the State of California in 1987. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities must be identified.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.

E. METHODOLOGY UTILIZED TO CALCULATE FACILITIES IMPACT FEE

Fees for most facilities have been calculated utilizing one of the methodologies discussed in Section V of the Fee Study. Conceptually, the methodologies are similar in that they employ the concept of an Equivalent Dwelling Unit ("EDU") or Equivalent Benefit Unit ("EBU") to allocate benefit among the three land use classes. EDUs/EBUs are a means of quantifying different land uses in terms of their equivalence to a single family detached dwelling unit or some other defined unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility.

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. The three main types of fee methodologies are based on a plan, capacity, and standard. Plan-based fees identify a finite set of improvements, and improvement costs are known and can be assigned to all land uses planned in the future. Capacity-based fees are not dependent on a particular land use plan but rather on a rate or cost per unit of capacity that can be applied to development per unit of demand. Standards-based fees reflect the difficulty of accurately determining the impact a specific new residential unit or commercial/industrial project will have on existing facilities. Recognizing this, the Legislature drafted Government Code 66000 to specifically require that a "reasonable" relationship be determined, not a direct cause and effect relationship.

F. FACILITIES STANDARD

DTA worked closely with City Staff to (i) quantify the existing number of facilities within the City (the "Existing Inventory") and (ii) determine the number of facilities required by new development within the City (the "Inventory of Proposed Facilities"). The amount of a particular facility required (e.g. measured in acres, linear feet, miles, stations, vehicles, or building square feet) is then divided by the appropriate number of EDUs or EBUs to determine the Facility Standard for that type of facility.

G. AB 1600 NEXUS TEST AND APPORTIONMENT OF FACILITIES COSTS

The calculation of fee amounts for this Fee Study required a determination of the appropriate measure of benefit for each facility, as well as the service area impacted by the facility. It was determined that certain facilities will serve the area both north and south of I-10, while others serve only the area north of I-10. As noted in Sections II, V and VII of the Fee Study, the EDU/EBU concept was utilized to determine whether there is a reasonable relationship between the need for a public facility and the land use class of the development on which a Fee for that facility is being imposed. The service factor utilized to determine the EDUs/EBUs for a specific land use class varied depending upon the type of facility being analyzed.

H. COACHELLA VALLEY MULTIPLE-SPECIES HABITAT CONSERVATION PLAN AND NATIONAL COMMUNITIES CONSERVATION PLAN

The Coachella Valley Association of Governments ("CVAG") is in the process of preparing a multiple-species habitat conservation plan (the "CVMSCHP/NCCP") encompassing the eastern portion of Riverside County. A Draft Preferred Alternative Plan (Figure ES-2) has been selected and was taken into consideration in projecting future development in Cathedral City. The Draft Preferred Alternative results in a loss of developable acreage north of I-10 and to a lesser extent in the area immediately south of I-10.

I. SUMMARY OF FEES

The proposed Fee Amounts by land use for the area north of I-10 and the area south of I-10 are detailed by facility in Table ES-3. Appendix A presents the detailed fee derivation worksheets for each type of facility.

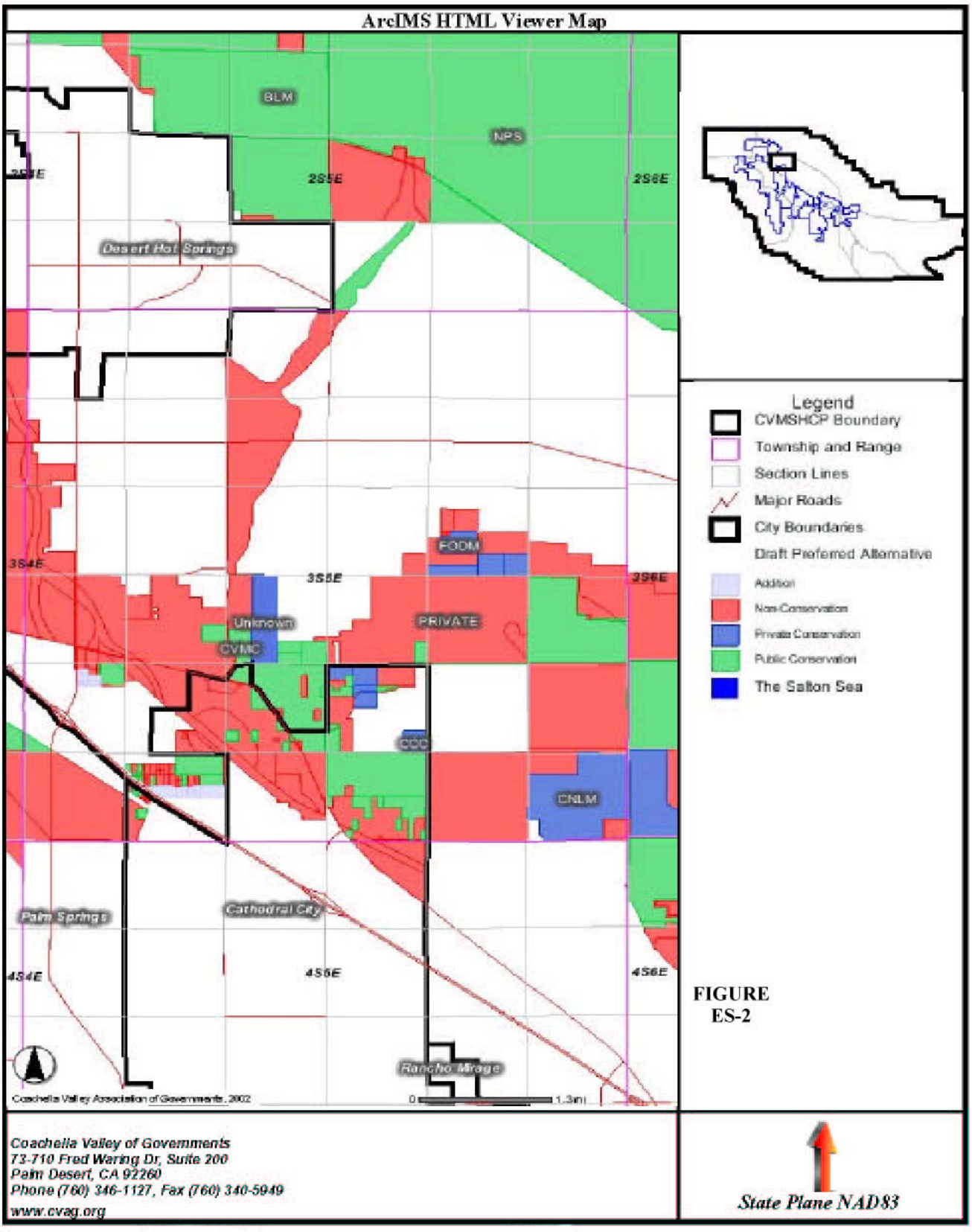


FIGURE ES-2

Coachella Valley of Governments
73-710 Fred Waring Dr, Suite 200
Palm Desert, CA 92260
Phone (760) 346-1127, Fax (760) 340-5949
www.cvag.org

Table ES-3
City of Cathedral City
Development Impact Fees Summary
Land Use per General Plan and MSHCP Draft Preferred Alternative

Element	New Development South of I-10			New Development North of I-10		
	Residential ($/Unit)	Retail Commercial ($/Acre)	Non-Retail Commercial/ Industrial ($/Acre)	Residential ($/Unit)	Retail Commercial ($/Acre)	Non-Retail Commercial/ Industrial ($/Acre)
City Facilities						
A. Government Services						
City Yard (vehicle storage)	$92	$574	$444	$92	$574	$444
Subtotal Government Services Element	**$92**	**$574**	**$444**	**$92**	**$574**	**$444**
B. Public Safety Element						
Police Community Office	$21	$129	$100	$21	$129	$100
Public Safety Training Site	$17	$108	$83	$17	$108	$83
Police Facilities	$0	$0	$0	$635	$3,951	$3,053
Subtotal Public Safety Element	**$38**	**$237**	**$183**	**$673**	**$4,188**	**$3,236**
C. Transportation Facilities						
Roads and Signals	$0	$0	$0	$732	$22,097	$7,470
Interchange	$99	$4,784	$1,732	$99	$4,784	$1,732
Bikeways	$0	$0	$0	$155	$509	$394
Unpaved Trails	$0	$0	$0	$64	$210	$162
Subtotal Transportation Facilities	**$99**	**$4,784**	**$1,732**	**$1,049**	**$27,600**	**$9,757**
D. Park and Recreation Facilities	**$1,446**	**$4,765**	**$3,682**	**$1,446**	**$4,765**	**$3,682**
Total	**$1,676**	**$10,360**	**$6,040**	**$3,261**	**$37,127**	**$17,119**

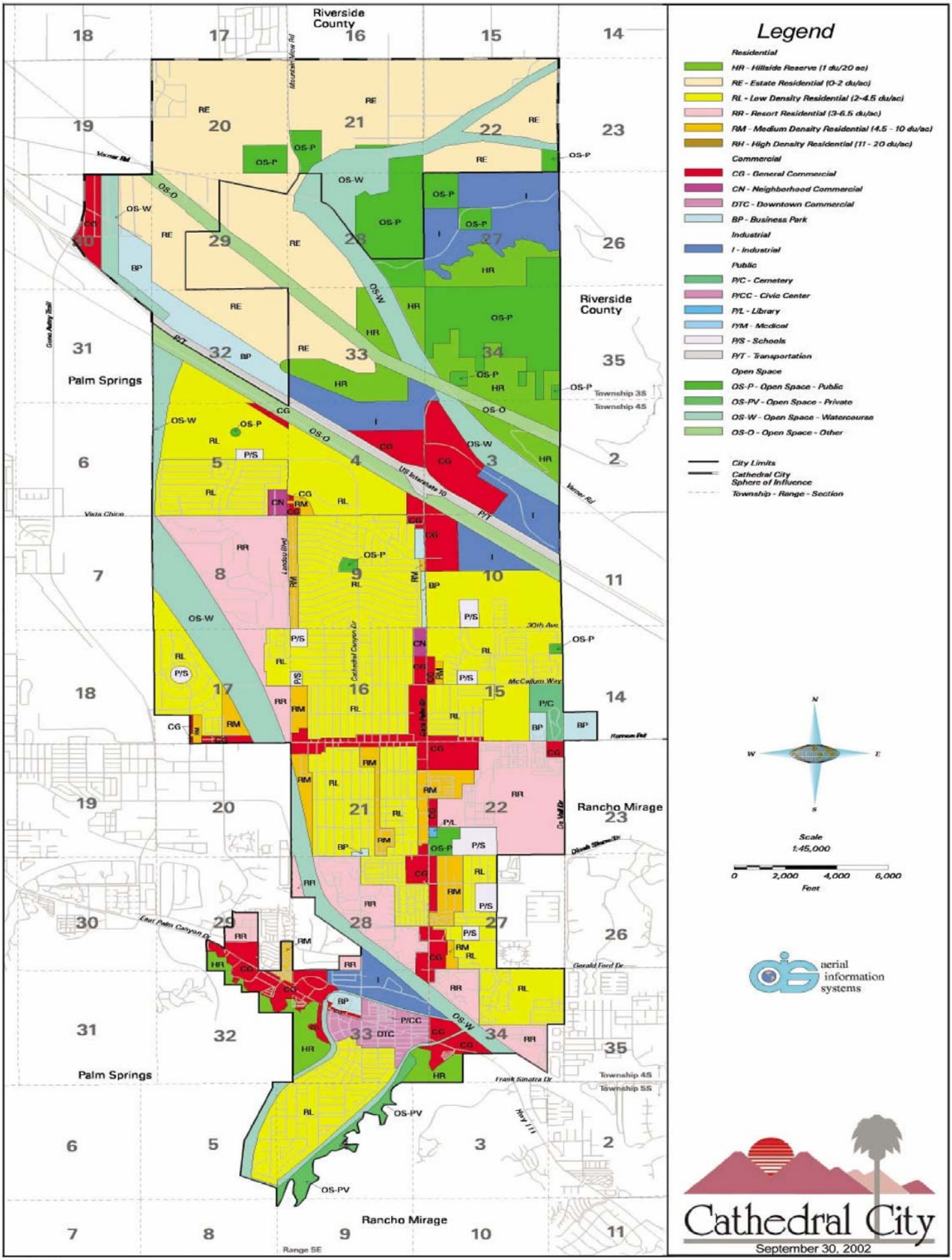
I. INTRODUCTION

The City of Cathedral City (the "City") is located approximately 100 miles east of Los Angeles and 120 miles northeast of San Diego within the Coachella Valley in eastern Riverside County. According to ESRI, the population reached 53,281 by 2005, representing an increase of 25% since 2000. Compared with 2000, the number of households increased by the year 2005 to 17,230, or about 23%, with an average size of 3.08 persons per household.[8]

The City's General Plan indicates Cathedral City encompasses 15,769 acres generally designated for residential, commercial, industrial, and public land uses (Figure I-1). Approximately 6,068 acres in the City and its Sphere-of-Influence are developed and 5,676 acres are undeveloped.[9] Of the undeveloped property 2,789 acres are located north of Interstate-10.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City to prepare an AB 1600 Fee Justification Study ("Fee Study"). This study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section III of this report. Fee amounts have been determined that will finance facilities at levels consistent with the City's existing standards or at levels identified by the various City departments as being appropriate for new development. All new development may be required to pay its "fair share" of the cost of the new infrastructure through a development fee program.

[8] Source: ESRI and the City of Cathedral City.
[9] Source: City of Cathedral City, General Plan Land Use Element, page III-10. July 31, 2002.



TERRA NOVA®
Planning & Research, Inc.

City of Cathedral City
General Plan
Land Use Map

FIGURE
I - 1

II. POPULATION, HOUSING AND EMPLOYMENT PROJECTIONS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities – it was necessary to project future development and population within the City. The General Plan serves as the citywide policy document guiding future development within the City by defining major land use categories, which were used by DTA to project expected residential and non-residential development along with the number of residents and employees within the City. Future development in Cathedral City is expected to occur within two non-contiguous areas: 2,789 acres of undeveloped land north of Interstate 10 ("north of I-10"), and 2,574 acres of undeveloped land south of I-10 ("south of I-10"). Both of the areas may be developed with residential, commercial, industrial, public, or open space uses as indicated on the General Plan Land Use Map (Figure II-1).

A. HOUSING AND POPULATION PROJECTIONS

The number of future housing units within the City was determined by taking the number of acres within each type of residentially designated land use[10] and multiplying such acreage by 75% of its maximum permitted residential density.[11] Once the projected number of housing units was determined, population was projected by multiplying the number of expected housing units by the average household size of 3.08 persons per dwelling unit.[12] As indicated in Table II-1 below, a total of 6,168 new dwelling units are expected in the City with 220 units located north of I-10 and 5,948 units located south of I-10.

B. EMPLOYMENT PROJECTIONS

Future employment within the City was projected via a three-step process. The first step entailed classifying all non-residential land uses as either "Retail Commercial" or "Non-Retail Commercial." Property designated as "CG", "CN", or "DTC" in the General Plan was assigned to the Retail Commercial land use category and property classified as "BP" or "I" was assigned to the Non-Retail/Commercial land use category. As indicated in Table II-1, a total of 549 acres were classified as Retail Commercial and 596 acres were classified as Non-Retail Commercial/Industrial.

The second step entails projecting the number of square feet of Retail Commercial and Non-Retail Commercial/Industrial development. DTA projected the square feet of development by multiplying the total number of Retail Commercial and Non-Retail Commercial/Industrial acres by lot coverage factors of 22% and 34% respectively, which results in a total of 5,261,177 square feet (SF) of Retail Commercial development and 8,820,038 SF of Non-Retail Commercial/Industrial development.[13] Finally, the number of

[10] Residential land use is property designated as "HR", "RE", "RL", "RR", "RM", and "RH" in the General Plan Land Use Map.
[11] Source: City of Cathedral City, General Plan Land Use Element, page III-10. July 31, 2002.
[12] Source: ESRI and the City of Cathedral City.
[13] Source: City of Cathedral City, General Plan Land Use Element, page III-10. July 31, 2002.

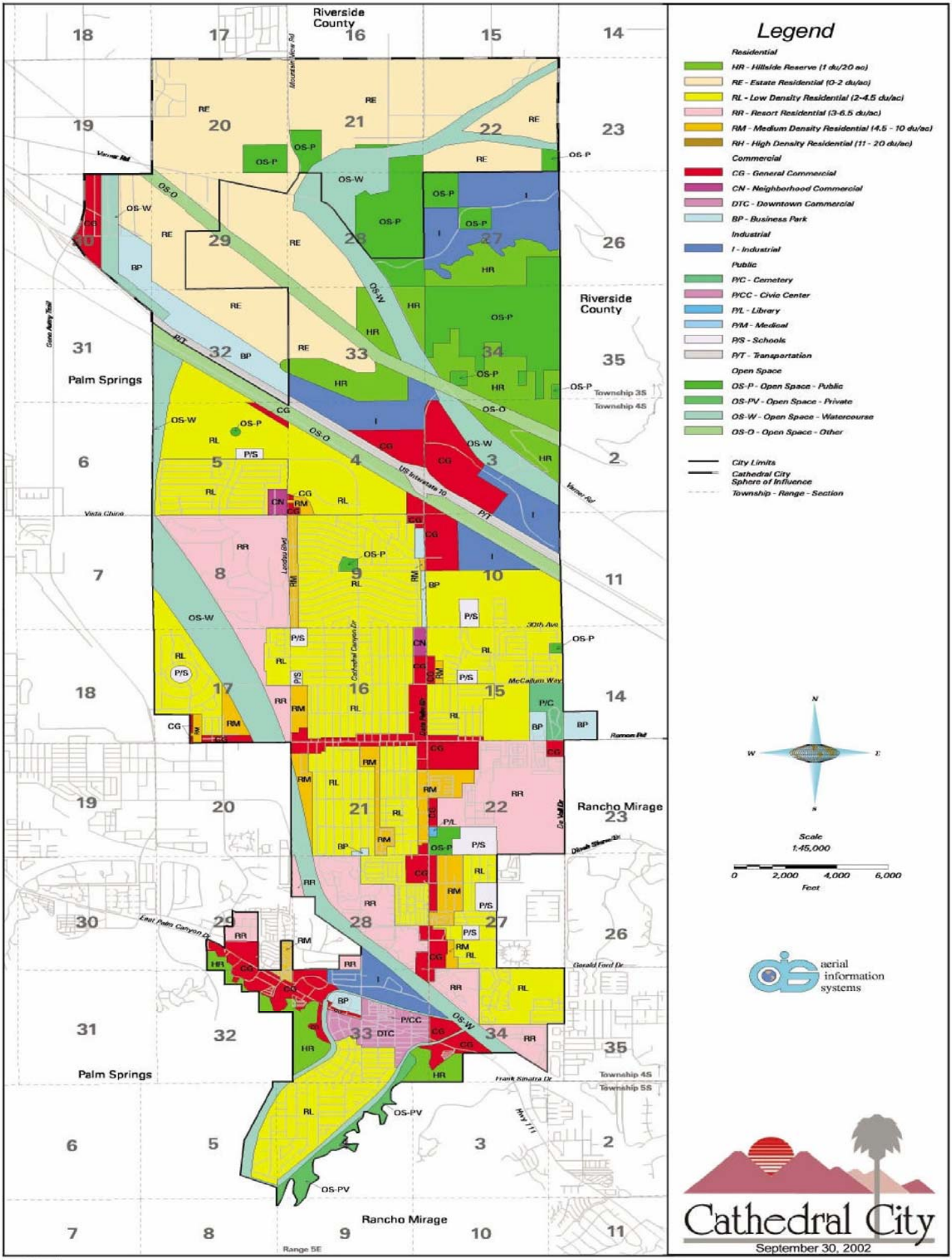
employees expected from non-residential development was projected by multiplying the expected SF of Retail Commercial and Non-Retail Commercial/Industrial development by a factor of 2 employees per 1,000 SF and 1 employee per 1,000 SF, respectively.[14]

Table II-1 presents a summary of the population, housing and employment projections used in this fee study and Table II-2 presents the details of the calculation.

Table II-1
EXPECTED FUTURE RESIDENTIAL[15], NON-RETAIL COMMERCIAL, AND COMMERCIAL DEVELOPMENT

Land Use	Acreage	Expected Development	Expected Employees/ Residents
North of I-10			
Retail Commercial	253	2,424,550 SF	4,849
Non-Retail Commercial/ Industrial	522	7,724,068 SF	7,724
Residential	598	220 Units	677
Subtotal North of I-10	**1,373**	**N/A**	**13,250**
South of I-10			
Retail Commercial	296	2,836,627 SF	5,673
Non-Retail Commercial/ Industrial	74	1,095,970 SF	1,096
Residential	1,414	5,948 Units	18,320
Subtotal South of I-10	**1,784**	**N/A**	**25,089**
North of I –10 and South of I-10			
Retail Commercial	549	5,261,177 SF	10,522
Non-Retail Commercial/ Industrial	596	8,820,038 SF	8,820
Residential	2,012	6,168 Units	18,997
Total	**3,157**	**N/A**	**38,339**

[14] Source: Southern California Association of Governments, Employment Density Study, October 31, 2002.
[15] Residential land use includes property designated as "HR", "RE", "RL", "RL/SP", "RM", and "RR" in the Preferred Land Use Alternative.



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City of Cathedral City
General Plan
Land Use Map

FIGURE II-1

TABLE II-2
City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Future Development (2005-2020)

Lot Coverage for Commercial Development	22%
Lot Coverage for Industrial Development	34%
Density Factor Residential Property Developme	75% of maximum density permitted

Land Use Type	Density	Employees/Residents	Area North of I-10 (within City Boundaries)			Area South of I-10 (within City Boundaries)			Total North & South Area		
			Acreage	Estimated Development	Estimated Number of Residents/Employees	Acreage	Estimated Development	Estimated Number of Residents/Employees	Acreage	Estimated Development	Estimated Number of Residents/Employees
Retail Commercial	Lot Coverage	Total		in SF	Total		in SF	Total		in SF	Total
Subtotal Retail	**0.22**	**2.00**	**253**	**2,424,550**	**4,849**	**296**	**2,836,627**	**5,673**	**549**	**5,261,177**	**10,522**
Non-Retail Commercial/Industrial	Lot Coverage	Total		in SF	Total		in SF	Total		in SF	Total
Subtotal Non-Retail	**0.34**	**1.00**	**522**	**7,724,068**	**7,724**	**74**	**1,095,970**	**1,096**	**596**	**8,820,038**	**8,820**
Subtotal Retail, Non-Retail			**775**	**10,148,618**	**12,573**	**370**	**3,932,597**	**6,769**	**1,145**	**14,081,214**	**19,342**
Residential Dwelling Unit	DU/Acre	per Unit		in Units			in Units			in Units	
HR - Hillside Reserve (1du/20ac)	0.04	3.03	463	17	53	156	6	18	619	23	70
RE - Estate Residential (0-2 du/ac)	1.50	3.03	135	202	613	-	-	-	135	202	613
RL - Low Density Residential (2-4.5 du/ac)	3.38	3.03	-	-	-	403	1,362	4,126	403	1,362	4,126
RL/SP (Specific Plan required)	3.38	3.03	-	-	-	1,224	4,132	12,521	1,224	4,132	12,521
RM - Medium Density Residential (4.5-10 du/ac	7.50	3.03	-	-	-	130	978	2,964	130	978	2,964
RR - Resort Residential (3-6.5 du/ac)	4.88	3.03	-	-	-	439	2,141	6,486	439	2,141	6,486
Residential Dwelling Unit	4.21	3.03	598	220	666	1,414	5,948	18,022	2,012	6,168	18,688
Subtotal Residential	**4.21**	**3.03**	**598**	**220**	**666**	**1,414**	**5,948**	**18,022**	**2,012**	**6,168**	**18,688**
Subtotal Retail, Non-Retail, Residential	n/a		**1,373**	**n/a**	**13,239**	**1,784**	**n/a**	**24,792**	**3,157**	**n/a**	**38,031**
Open Space/Public	DU/Acre	per Unit		in Units			in Units			in Units	
OS-O	0.00	0.00	45	-	-	182	-	-	227	-	-
OS-P	0.00	0.00	729	-	-	3	-	-	732	-	-
OS-PV	0.00	0.00	-	-	-	80	-	-	80	-	-
OS-W	0.00	0.00	642	-	-	512	-	-	1,155	-	-
P/C	0.00	0.00	-	-	-	0	-	-	0	-	-
P/L	0.00	0.00	-	-	-	-	-	-	-	-	-
P/S	0.00	0.00	-	-	-	12	-	-	12	-	-
P/T	0.00	0.00	-	-	-	-	-	-	29	-	-
Subtotal Open Space/Public			**1,416**	**-**	**-**	**790**	**-**	**-**	**2,235**	**-**	**-**
TOTAL	**n/a**		**2,789**	**n/a**	**13,239**	**2,574**	**n/a**	**24,792**	**5,392**	**n/a**	**38,031**

[1] Designation per General Plan Land Use Element, adjsuted to account for loss of developable area associated with MSHCP.
[2] Acreages provided by Aerial Information Systems (AIS Engineering)
[3] The numbers of expected square feet of Retail Commercial development is projected by multiplying the area of "CG", "CG/SP", "CN", and "DTC" designated property by 22%. The numbers of expected square feet of Non-Retail Commercial/Industrial development is projected by multiplying the area of "BP" and "I" designated property by 34%. The numbers of residential units is projected by multiplying the acreages of residential designated property by 75% of the maximum permitted density. Source: City of Cathedral City, General Pland Land Use Element, page III-10. July 31, 2002.
[4] Expected Employment for Retail Commercial land use is based on 2 Employees per 1,000 SF. Employment projections for Non-Retail Commercial/Industrial land use are based on 1 employee per 1,000 SF. Source: Southern California Association of Governments, Employment Density Study, October 31, 2002.

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C. EQUIVALENT DWELLING UNIT (EDU) AND EQUIVALENT BENEFIT UNIT (EBU) PROJECTIONS

Equivalent Dwelling Units (EDU) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as vehicle trips or potential hours available for recreation, more accurately represent the benefit provided to each land use type, in which case DTA projected the Equivalent Benefit Unit (EBU) associated therewith. Table II-3 presents EDU and EBU calculations for the area north of I-10 and south of I-10.

TABLE II-3
City of Cathedral City
EDU and EBU Calculation

Existing EDU Calculation (Areas North and South of I-10)

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees [1]	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Total Number of EDUs
Residential	53,068	3.08	1.00	17,230	17,230
Retail Commercial	12,036	19.17	6.22	628	3,908
Non-Retail Commercial/Industrial	3,421	14.81	4.81	231	1,111
Total	**68,526**				**22,249**

[1] According to ESRI, the 2005 population is 53,281. The difference in population here can be attributed to vacant dwelling units.

Source: ESRI and the City of Cathedral City.

Future EDU Calculation (Areas North and South of I-10)

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Total Number of EDUs
Residential	18,997	3.08	1.00	6,168	6,168
Retail Commercial	10,522	19.17	6.22	549	3,416
Non-Retail Commercial/Industrial	8,820	14.81	4.81	596	2,864
Total	**38,339**				**12,448**

Future EDU Calculation (North of I-10)

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Total Number of EDUs
Residential	677	3.08	1.00	220	220
Retail Commercial	4,849	19.17	6.22	253	1,574
Non-Retail Commercial/Industrial	7,724	14.81	4.81	522	2,508
Total	**13,250**				**4,302**

TABLE II-3
City of Cathedral City
EDU and EBU Calculation

EBU Calculation

I. Total Hours of Potential Bikeways, Parks, and Trails Usage per Week.

User of Facilities	Potential Recreation Hours per Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days per Week	Potential Recreation Hours Per Week per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34
Employee (commercial or industrial)	2	5	12	2	34

II. Total Hours of Potential Bikeways, Parks, and Trails Usage per Week.

Type Of Resident	Number per Household [1]	Potential Recreation Hours/Week per Person	Potential Recreation Hours/Week per Houshold
Resident, non-working	1.86	84	156.40
Resident, working	1.22	34	41.41
Total	**3.08**		**197.82**

[1] Assumes 60.3% of population not in labor force, according to U.S. Bureau of Census, Census 2000.

III. Total Hours of Potential Bikeways, Parks, and Trails Usage per Hours per Week

Assume the potential recreation hours per residential dwelling unit equals 1 EBU 198 hours/week

Existing EBU Calculation (Areas North and South of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU 198 hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Total Number of EBUs
Residential	53,068	3.08	198	1.00	17,230	17,230
Retail Commercial	12,036	19.17	652	3.29	628	2,069
Non-Retail Commercial/Industrial	3,421	14.81	504	2.55	231	588
Total	**68,526**					**19,887**

TABLE II-3
City of Cathedral City
EDU and EBU Calculation

Future EBU Calculation (Areas North and South of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Total Number of EBUs
Residential	18,997	3.08	198	1.00	6,168	6,168
Retail Commercial	10,522	19.17	652	3.29	549	1,809
Non-Retail Commercial/Industrial	8,820	14.81	504	2.55	596	1,516
Total	**38,339**					**9,492**

Future EBU Calculation (Area North of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Total Number of EBUs
Residential	677	3.08	198	1.00	220	220
Retail Commercial	4,849	19.17	652	3.29	253	833
Non-Retail Commercial/Industrial	7,724	14.81	504	2.55	522	1,328
Total	**13,250**					**2,381**

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III. THE NEEDS LIST

The Needs List is a critical component of any development impact fee program. In the broadest sense the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code 66000 includes "public improvements, public services, and community amenities." Fees imposed for a public capital facility improvement cannot be used for maintenance or services.

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. The Needs List is intended to be the official public document, which identifies the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the City.

DTA surveyed City Departments to determine what facilities would be needed to meet increased demand resulting from new development. The results of these surveys are presented in the Needs List. The Needs List is organized by service area and public facility element. Service areas identify the geographic area that a specific facility is expected to serve. The Needs List is organized into two service areas - an area that encompasses property in the City both north of I-10 and south of I-10 and an area that encompasses property in the City north of I-10 only.

The Needs List also includes a cost section consisting of four columns, which are listed below:

Table III-1
EXPLANATION OF COST SECTION

Column No.	Title	Contents	Source
1	Total Cost for Facility	The total estimated facility cost including construction, land acquisition, and equipment (as applicable)	City Departments
2	Off-Setting Revenues	Any funds on hand that are allocated for a given facility. This column does not include expected funds.	City Departments
3	Net Cost to City	The difference between the Total Cost and the Off-Setting Revenues (column 1 minus column 2)	Calculated by DTA
4	Cost Allocated to New Development	Dollar amount representing the roughly proportional impact of new development on facility	Calculated by DTA

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name	Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
I. Facilities To Serve Future Development North and South of I-10							
A. GOVERNMENT SERVICES FACILITIES							
1. Public Works							
City Yard (vehicle storage)		5.50	ac	$3,200,857	$0	$3,200,857	$1,148,342
Total Government Services				**$3,200,857**	**$0**	**$3,200,857**	**$1,148,342**
B. PUBLIC SAFETY FACILITIES							
1. Emergency Operations Center							
Public Safety Training Site		2,500.00	sf	$600,161	$0	$600,161	$215,314
Police Community Office		3,000.00	sf	$720,193	$0	$720,193	$258,377
Subtotal Emergency Operations Center		5,500.00	sf	$1,320,354	$0	$1,320,354	$473,691
TOTAL PUBLIC SAFETY FACILIITES				**$1,320,354**	**$0**	**$1,320,354**	**$473,691**
C. TRANSPORTATION							
1. Interchange							
Date Palm Drive and I-10 (City's portion)		1	each	$4,267,809	$0	$4,267,809	$4,267,809
Total Transportation				**$4,267,809**	**$0**	**$4,267,809**	**$4,267,809**
D. PARK AND RECREATION FACILITIES							
Park Improvements							
Community/Neighborhood Parks		188	ac	$24,506,458	$0	$24,506,458	$7,430,150
Recreation Facilities							
Community Center		50,000	sf	$12,500,000	$0	$12,500,000	$4,038,693
Community Pool		1	each	$7,000,000	$0	$7,000,000	$2,261,668
Total Park and Recreation Facilities				**$44,006,458**	**$0**	**$44,006,458**	**$13,730,511**
TOTAL FACILITIES TO SERVE ENTIRE CITY				**$52,795,478**	**$0**	**$52,795,478**	**$19,620,353**

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name			Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
II. Facilities to Serve Future Development North of I-10 Only									
A. GOVERNMENT SERVICES FACILITIES									
No Government Services Facilities will serve only the area North of I-10									
B. PUBLIC SAFETY FACILITIES									
1. Police facilities									
Station -- Location TBD				15,600	sf	$2,133,905	$0	$2,133,905	$2,133,905
Land				1.50	ac	$0	$0	$0	$0
Marked vehicles				20	each	$597,493	$0	$597,493	$597,493
TOTAL PUBLIC SAFETY FACILITIES						**$2,731,398**	**$0**	**$2,731,398**	**$2,731,398**
C. TRANSPORTATION									
1 Road Construction	**From:**	**To:**							
Valley Center Blvd	Date Palm Drive	E'ly City Limit	Major	1.40	mi	$2,720,985	$0	$2,720,985	$2,720,985
Valley Center Blvd	E'ly City Limit	Da Vall Drive	Major	0.30	mi	$583,068	$0	$583,068	$583,068
Date Palm Drive	Varner Road	Valley Center Blvd	Arterial	0.30	mi	$521,100	$0	$521,100	$521,100
Date Palm Drive	Valley Center Blvd	I-10	Arterial	0.30	mi	$625,319	$0	$625,319	$625,319
Varner Road	Date Palm Drive	E'ly City Limit	Major	1.30	mi	$2,429,450	$0	$2,429,450	$2,429,450
Varner Road	E'ly City Limit	Da Vall Drive	Major	0.50	mi	$971,780	$0	$971,780	$971,780
Varner Road	Da Vall Drive	terminus	Major	0.20	mi	$388,712	$0	$388,712	$388,712
Da Vall Drive	I-10	Valley Center Blvd	Major	0.10	mi	$194,356	$0	$194,356	$194,356
Da Vall Drive	Valley Center Blvd	Varner Road	Major	0.30	mi	$583,068	$0	$583,068	$583,068
Subtotal Road Construction				4.70	mi	$9,017,838	$0	$9,017,838	$9,017,838
2 Traffic Signals									
	Intersecting Streets								
Street 1	**Street 2**								
Date Palm Drive	Varner Road			Three Way		$157,909	$0	$157,909	$157,909
Date Palm Drive	Valley Center Blvd			Full		$160,043	$0	$160,043	$160,043
Da Vall Drive	Valley Center Blvd			Three Way		$155,775	$0	$155,775	$155,775
Da Vall Drive	Varner Road			Three Way		$155,775	$0	$155,775	$155,775
Subtotal Intersections						$629,502	$0	$629,502	$629,502
3 Bikeways	**From:**	**To:**							
Class II/Class III									
Palm Drive	I-10	Date Palm Drive		0.80	mi	$42,678	$0	$42,678	$42,678
Date Palm Drive	Palm Drive	Varner Road		3.80	mi	$202,721	$0	$202,721	$202,721
Varner Road	Date Palm Drive	E'ly City Limit		1.30	mi	$69,352	$0	$69,352	$69,352
Date Palm Drive	Varner Road	I-10		1.00	mi	$53,348	$0	$53,348	$53,348
Subtotal Bikeways				6.90	mi	$368,099	$0	$368,099	$368,099
4 Unpaved Trails	**To:**	**From:**							
Date Palm Drive	Palm Drive	Varner Road		3.80	mi	$81,088	$0	$81,088	$81,088
Varner Road	Date Palm Drive	E'ly City Limit		1.30	mi	$27,741	$0	$27,741	$27,741
Trail 'A'	Date Palm Drive	E'ly City Limit		1.00	mi	$21,339	$0	$21,339	$21,339
Mountain View Road	Date Palm Drive	N'ly Sphere of Infl.		1.00	mi	$21,339	$0	$21,339	$21,339
Subtotal Trails				7.10	mi	$151,507	$0	$151,507	$151,507

City of Cathedral City
Land Use Per General Plan and MSHCP Draft Preferred Alternative
Needs List

Facility Name	Type of Facility	Size	Unit	{1} Total Cost for Facility	{2} Offsetting Revenues	{3} Net Cost to City ({1}-{2})	{4} Portion of Cost Allocated to New Development
II. Facilities to Serve Future Development North of I-10 (Cont.)							
D. PARK AND RECREATION FACILITIES							
No Park and Recreation Facilities will serve only the area North of I-10							
TOTAL FACILITIES TO SERVE NORTH OF I-10				**$12,898,344**	**$0**	**$12,898,344**	**$12,898,344**
TOTAL FACILITIES COST ESTIMATE				**$65,693,822**	**$0**	**$65,693,822**	**$32,518,697**

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IV. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEE

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional general funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources. Spending on public facilities at all levels of government was $161 per capita in 1965, but it had fallen by almost fifty percent to less than $87 per capita by 1984 (measured in constant dollars).

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's required Public Facility Standard for an increased service population. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

The City has identified the need to levy impact fees to pay for government services facilities, public safety facilities, transportation facilities, and park and recreation facilities. The fees presented in this study will finance facilities on the Needs List at levels consistent with the City’s existing facilities standards, policy standards, or at levels identified by the City as appropriate for new development. All new development will be required to pay its “fair share” of the cost of the new infrastructure through these fees. However, to the extent that deficiencies are found in existing infrastructure, costs to cure the deficiencies must be funded by the City through sources other than the development fee program.

Assembly Bill (“AB”) 1600, which created Section 66000 et. seq. of the Government Code, was enacted by the State of California in 1987. This Fee Study Update for the City

is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, the use of the fees, and the development projects on which the fees are imposed. Furthermore, there must be a relationship between the amount of the fee and the cost of the improvements. To impose a fee as a condition for a development project, a public agency must do the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities must be identified.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.

Identifying these items will enable an impact fee to meet the nexus and rough proportionality requirements established by previous court cases. The nexus test for each proposed fee element is presented in Section VII. Current state financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establish legal impact fees is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed and equitable fees assigned.

V. METHODOLOGY UTILIZED TO CALCULATE FACILITIES IMPACT FEE

Pursuant to the nexus requirement of Government Code 66000, a local agency is required to "determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed." It is impossible to accurately determine the impact a specific new residential unit, retail commercial project, or industrial development will have on existing facilities. Predicting future residents' or employees' specific behavioral patterns, sewer and water needs, and health and welfare requirements is extremely difficult, and involves numerous assumptions that are subject to substantial variances. Recognizing these limitations, the Legislature drafted AB 1600 to specifically require that a "reasonable" relationship be determined, not a direct cause and effect relationship.

Fees for most facilities have been calculated utilizing one of the methodologies discussed below. Conceptually, the methodologies are similar in that they employ the concept of an Equivalent Dwelling Unit ("EDU"), or Equivalent Benefit Unit ("EBU"), to allocate benefit among the three land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as vehicle trips or potential hours available for recreation, more accurately represent the benefit provided to each land use class. This type of benefit measure is expressed as EBU in this study as a means of quantifying different land uses in terms of their equivalence to a common benefit. The determination of the proposed Facilities Standard for each facility is discussed in greater detail in Section VII of this Fee Study.

A. MAIN TYPES OF FEE METHODOLOGIES

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. The three main types of fee methodologies are based on a plan, capacity, or standard.

1. PLAN-BASED FEES

The first method of assessing fees is based on a "Plan" which identifies a finite set of improvements. With this plan, improvement costs are known and can be assigned to all land uses planned in the future. Improvement costs are allocated in proportion to the amount of demand caused by each development. This method assumes the entire service capacity of the planned improvements will be absorbed by projected development. This method works well when it is difficult to measure the actual service needed by a particular development, or where capacity cannot be directly related to demand. Roads and flood control improvements are examples where "plan" based fees are often used.

These fees typically take the form of a per unit assessment. However, this type of fee is limited because it is based on a specific amount and intensity of land use (i.e., if the land uses change, the future base of revenue upon which the fee is based also changes).

2. CAPACITY-BASED FEES

A second method of fee assessment is based on the "capacity" of a service or system. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This type of fee is useful when the costs of the facility or system are unknown, however, it requires that the amount of capacity used by a particular development be measured or estimated. Capacity-based impact fees are assessed per unit of demand rate by dividing the cost of the facility by the facility capacity. This type of fee would most typically be assessed for water or wastewater systems.

3. STANDARDS-BASED FEES

A third method of assessing fees is based on "standards" where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to development per unit of demand. Parks are a good example of this type of fee structure. The state Quimby Act allows cities and counties to establish a service standard, typically three acres of parkland per thousand population, that new development must provide. This standard is not based on cost but rather on a standard of service. This method has several advantages including not needing to know the cost of a facility, how much capacity or service is provided by the current system, or having to commit to a specific size of facility.

4. METHODOLOGIES FOR STANDARDS BASED FEES

Pursuant to the nexus requirement of Government Code 66000, a local agency is required to "determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed." It is impossible to accurately determine the impact a specific new residential unit or commercial/industrial project will have on existing facilities. Predicting future residents' or employees' specific behavioral patterns and health and welfare requirements is extremely difficult, and involves numerous assumptions that are subject to substantial variances. Recognizing these limitations, the Legislature drafted Government Code 66000 to specifically require that a "reasonable" relationship be determined, not a direct cause and effect relationship.

Conceptually, both methodologies discussed in this section are similar in that they employ the concept of an Equivalent Dwelling Unit ("EDU")[16] to allocate benefit among

[16] This discussion is based on EDUs, however this methodology is applicable to any service or demand unit, i.e. acreage, trips, runoff, gallons etc.

different land uses. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use (demand) or benefit for each type of public facility. For many of the recommended types of facilities, EDUs are calculated based on the number of residents or employees generated by each land use class. For other types of facilities, different measures, such as vehicle trips, more accurately represent the benefit provided to each land use class.

1. Methodology 1 - Application of One Proposed New Facility Standard to New and Existing Development

Step 1 Identify the department or agency's proposed new Facility Standard (facility unit per EDU) for new and existing development, based on recommended facility planning standards, general or specific plan requirements, actual construction costs, or determination of increased facility capacity needed to cure over-crowded conditions.

Step 2 Determine the current replacement cost for a facility unit and apply this cost to the facility unit per EDU calculated in Step 1 above. This calculation will result in a total cost per EDU.

Step 3 Calculate the Fee per land use class of new development by multiplying the cost per EDU by the number of EDUs of new development for each type of land use class.

Step 4 Apply the required facility unit per EDU from Step 1 to some or all existing developed land uses to determine the facilities required to serve the existing population and employees. Subtract the current amount of facilities in these areas to determine the existing deficit of facility units.

Step 5 Apply the cost per facility unit from Step 2 to the facility unit deficit from Step 4 to calculate the amount required to cure the existing deficit.

Step 6 Estimate the amount of fee revenues anticipated in future years, based on residential and commercial growth projections multiplied by fees calculated pursuant to Step 3.

2. Methodology 2 - Application of Different Facility Standards to New and Existing Development

Step 1 Identify the department's or agency's proposed new Facility Standard (facility unit per EDU) for new development, based on recommended facility planning standards, general or specific plan requirements, actual construction costs, or determination of increased facility capacity needed to cure over-crowded conditions.

Step 2 Determine a different Facility Standard for existing development, based on similar criteria to those listed under Step 1. In some cases, this may be the existing standard.

Step 3 Determine the current replacement cost for a facility unit and apply this cost to the facility unit per EDU for new development and existing development calculated in Steps 1 and 2 above. These calculations will result in total costs per EDU for new development and existing development.

Step 4 Calculate the Fee per land use class of new development by multiplying the costs per new development EDU by the number of EDUs for each type of land use class.

Step 5 For the Facility Standards which are to be applied to existing development, apply the required facility unit per EDU from Step 2 to some or all existing developed land uses to determine the facilities required to serve the existing population and employees. Subtract the current amount of facilities in these areas to determine the existing deficit of facility units, if any.

Step 6 Apply the cost per facility unit from Step 2 to the facility unit deficit from Step 5 to calculate the amount required to cure the existing deficit.

A major advantage of using the methodologies outlined above is that none of these approaches relies on projections of future development and employment. Facility impacts are assumed to be the same for each category of land use class, regardless of the actual level of growth in future years. If less growth occurs, presumably fewer facilities would be required, and less Fee revenues would be generated. Alternatively, if more growth occurs, the additional Fee revenues can be used to mitigate the additional impacts on facilities.

This approach is consistent with the fourth step in determining a nexus pursuant to Government Code 66000, which requires that the local agency "determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (emphasis added)." The relationship between the need for a facility and a type of development (i.e., residential) should be substantially the same regardless of the amount of development taking place in the area, and the relationship should not vary for projects of the same "type."

VI. FACILITIES STANDARD

Working closely with City staff, DTA quantified the existing number of facilities within the City (the "Existing Inventory") and determined the number of facilities required to serve new development (the "Inventory of Proposed Facilities"). The amount of a particular facility required (e.g. measured in acres, linear feet, miles, stations, vehicles, or building square feet) is then divided by the appropriate number of EDUs or EBUs to determine the Facility Standard for that type of facility.

The Facility Standard is not the same as the level of service provided. It simply represents the existing or proposed quantity of a facility per EDU or EBU. For most facilities, the proposed Facility Standard shown in Table V-1 is different than the existing Facility Standard. Moreover, the area north of I-10 currently lacks a basic public facilities infrastructure network, since some public facilities have not been constructed, or are not deemed, to serve the area. In both cases, existing facility standards are not applicable, or not determined for the area north of I-10.

The proposed and existing Facility Standard per 1,000 EDUs are identified in Table VI-1.

Table VI-1
PROPOSED AND EXISTING FACILITIES STANDARD PER 1,000 EDUS

Fee Element Service Area Facility Type	**Existing Facility**	**Proposed Facility**	**Existing Facility Standard Per 1,000 EDUs**	**Proposed Facility Standard Per 1,000 EDUs**
Public Safety Element				
Area North of I-10				
Police Station	35,070 SF	15,600 SF	1,576.27	3,626.24
Vehicles	50	20	2.25	4.65
Transportation Element				
Area North of I-10				
Trails	38 miles	7.1 miles	1.91	2.98
Bikeways	4.1 miles	6.9 miles	0.21	2.90
Parks and Recreation Element	27.25 acres	189 acres	1.37	6.00

These Facility Standards were applied to new and/or existing development using the methodologies described in Section V of this Fee Study. For the majority of facilities, the Facility Standard recommended by the City for new development was different from the existing Facility Standard.

In some instances the Proposed Facility Standard for future development is different than the proposed standard for existing development. In these cases, existing development will remain at the existing standard and future development will have a higher or lower

standard based upon the actual facilities required to serve new development.

VII. AB 1600 NEXUS TEST AND APPORTIONMENT OF FACILITIES COSTS

Section 66000 of the Government Code requires that a reasonable relationship exist between the need for public facilities and the type of development on which a fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the EDUs generated by a particular land use type. As previously described in Section II of this document, growth projections were established for new residential, Retail Commercial, and Non-Retail Commercial/Industrial development in the City.

The calculation of impact fees required a determination of the appropriate measure of benefit for each facility, as well as the service area impacted by the facility. DTA and City staff determined that certain facilities would serve the areas north and south of I-10, while other facilities will only serve the area north of I-10. With respect to the population being served, it was determined that certain facilities will serve only new development, while others will serve both new and existing development. Based on land uses per the General Plan Land Use Map, DTA established Fees for three land use categories for new development:

- Residential
- Retail Commercial
- Non-Retail Commercial/Industrial

Three land use categories were chosen for the fee calculation to take into account the difference in impacts resulting from various land uses and to make the resulting fee program implementable. The General Plan land use designations that comprise each land use category are discussed in Section II of this report.

The equivalent dwelling unit ("EDU") concept was utilized to determine whether there is a reasonable relationship between the need for a public facility and the land use type of the development on which a Fee for an individual facility is imposed. The service factor utilized to determine the EDUs for a specific land use type varies depending upon the type of facility being analyzed. While many EDUs are based on the population or the number of employees associated with a specific land use designation, other EDUs are based on service factors that reflect the nature of a particular type of public improvement, e.g. trip generation. This report uses EBU (equivalent benefit unit), instead of EDU, if the service factor is different than residents and employees (i.e. trips, recreation hours).

The costs associated with facilities needed to serve new development are identified in the Needs List. The facilities cost per EDU/EBU is the product of the costs per proposed facility unit and the facility unit per EDU/EBU. After the cost per EDU/EBU is determined, the facility fee amount for each land use category is the product of the EDU/EBU factor for each land use category times the cost per EDU/EBU. The following sections present the Nexus Test for each fee element (i.e. Government Services, Public Safety, etc.) and the analysis undertaken to apportion costs for each type of public facility on the Needs List.

A. GOVERNMENT SERVICES FACILITIES

The General Government Services Facilities Element includes those facilities used by the City to provide basic services, exclusive of public safety services. In order to serve future development the City identified the need for new public works facilities. Facilities on the Needs List for this element include a new city yard. The service area for these facilities is north of I-10 and south of I-10.

1. Nexus Requirement of AB 1600

Table VII-1
GOVERNMENT SERVICES FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Government Services Facilities
Identify Use of Fee	Acquisition and construction of facilities used to provide general City maintenance services.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City services including public works functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and the public works facilities, which will have to be constructed, purchased, and/or expanded to meet the increased demand. Fees collected from new development will be used exclusively for Government Services Facilities on the Needs List.

2. Apportionment of Government Services Facilities Costs

SERVICE AREA AND SERVICE FACTOR
Government Services Facilities on the Needs List will serve residents and employees north of I-10 and south of I-10. The City Yard on the Needs List is sized to serve the existing and future population, therefore costs for those facilities are allocated to existing and future residents and employees.

CALCULATION METHODOLOGY
Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-1. Each of the three land use categories (Residential, Retail Commercial, and Non-Retail Commercial/Industrial) was assigned an EDU factor

derived from the number of persons per household (for residential units) or from the number of employees per acre of non-residential development as presented in Table VII-2. Since the City Yard is sized to serve both existing and future residents, the costs are allocated accordingly.

INVENTORY OF PROPOSED FACILITIES

The inventory of proposed city yard facilities is included in Appendix A-1.

Table VII-2 presents a summary of the derivation of EDUs, fee amounts, and the costs financed by fees for the City Yard. The detailed calculation is presented in Appendix A-1.

Table VII-2
CITY YARD
AREAS NORTH AND SOUTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Total Number of Future EDUs	Fee per Unit/Acre	Cost Financed by Fees
Residential	3.08	1.00	6,168	$92	$568,993
Retail Commercial	19.17	6.22	3,416	$574	$315,169
Non-Retail Commercial/Industrial	14.81	4.81	2,864	$444	$264,180
Total			**12,448**		**$1,148,342**

As indicated in Appendix A-1, the City Yard will serve the needs of both existing and future development therefore approximately 36% of the costs of the City Yard are allocated to new development.

B. PUBLIC SAFETY ELEMENT

The Public Safety Element includes those facilities used by the City to protect life and property. In order to serve future development the City identified the need for a new emergency operations center along with new police facilities. Specific facilities on the Needs List include: a public safety training site, police community office, police vehicles and a police station. The service area for most of these facilities is north and south of I-10. The Needs List also includes a police station that will serve the area north of I-10.

1. Nexus Requirement of AB 1600

Table VII-3
PUBLIC SAFETY ELEMENT
AB 1600 NEXUS TEST

Identify Purpose of Fee	Emergency Operations and Police Facilities
Identify Use of Fee	Construction/acquisition of public safety facilities and equipment including a training site, police community office, police station, and police vehicles.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development north and south of I-10 will generate additional residents and employees who will require additional service calls increasing the need for trained police and fire personnel. Building and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand. Thus a reasonable relationship exists between the needs for public safety facilities and the impact of residential and non-residential development. Fees collected from new development will be used exclusively for public safety purposes.

2. Apportionment of Public Safety Facilities Costs

SERVICE AREA AND SERVICE FACTOR
Public Safety Facilities on the Needs List will serve residents and employees north of I-10 and south of I-10. All of the facilities on the Public Safety Element of the Needs List, except for the Public Safety Training Site and Police Community Center, are sized to serve future development, and therefore the costs of these facilities are allocated to future residents and employees. The City presently trains police and fire personnel at facilities owned by other jurisdictions, hence the cost of the Public Safety Training Site was allocated to existing and future residents and employees. In addition, the Police Community Center will serve both existing and future residents and employees both north of I-10 and south of I-10.

CALCULATION METHODOLOGY

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendices A-1, and A-2. Each of the three land use categories (Residential, Retail Commercial, and Non-Retail Commercial/Industrial) is assigned an EDU factor derived from the number of persons per household (for residential units) or the number of employees per acre of non-residential development as presented in Table VII-4.

INVENTORY OF EXISTING AND PROPOSED FACILITIES

Existing and proposed police training and police facilities are inventoried in Appendices A-1 and A-2, respectively.

The existing facility standard for police facilities, except the Public Safety Training Site and Police Community Center, throughout the City is 1,576 SF/1,000 EDUs. The proposed facility standard for the police facilities that will serve only the area north of 1-10 is 3,626 SF/1,000 EDUs, which is greater than the existing facility standard for police facilities. Since new police facilities (station and vehicles) are needed north of I-10 to provide timely response to police calls from that part of the City and new development south of I-10 may be served from the existing police facilities, the entire cost of the proposed facilities were allocated to new development north of I-10, except for the Public Safety Training Site and Police Community Center. Since the Public Safety Training Site and Police Community Center are sized to serve both existing and future residents, the cost for the Public Safety Training Site and Police Community Center are allocated accordingly.

FEE AMOUNTS

Tables VII-4, VII-5, and VII-6 present a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the training site and police facilities, respectively. Refer to Appendices A-1 and A-2 for details.

Table VII-4
PUBLIC SAFETY TRAINING SITE
AREAS NORTH AND SOUTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Total Number of Future EDUs	Fee per Unit/Acre	Cost Financed by Fees
Residential	3.08	1.00	6,168	$17	$106,686
Retail Commercial	19.17	6.22	3,416	$108	$59,094
Non-Retail Commercial/Industrial	14.81	4.81	2,864	$83	$49,534
Total			**12,448**		**$215,314**

The fee amounts presented in Table VII-4 are expected to finance approximately 36% of the costs of the training site.

Table VII-5
PUBLIC COMMUNITY CENTER
AREAS NORTH AND SOUTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Total Number of Future EDUs	Fee per Unit/Acre	Cost Financed by Fees
Residential	3.08	1.00	6,168	$21	$128,023
Retail Commercial	19.17	6.22	3,416	$129	$70,913
Non-Retail Commercial/Industrial	14.81	4.81	2,864	$100	$59,441
Total			**12,448**		**$258,377**

The fee amounts presented in Table VII-5 are expected to finance approximately 36% of the costs of the Police Community Center.

Table VII-6
POLICE FACILITIES
AREAS NORTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Total Number of Future EDUs	Fee per Unit/Acre	Cost Financed by Fees
Residential	3.08	1.00	220	$635	$139,545
Retail Commercial	19.17	6.22	1,574	$3,951	$999,601
Non-Retail Commercial/Industrial	14.81	4.81	2,508	$3,053	$1,592,252
Total			**4,302**		**$2,731,398**

The fee amounts presented in Table VII-6 are expected to finance 100% of the police facilities on the Needs List.

C. TRANSPORTATION ELEMENT

1. Nexus Requirement of AB 1600

Table VII-7
TRANSPORTATION ELEMENT
AB 1600 NEXUS TEST

Identify Purpose of Fee	Roads, Interchange, Traffic Signals, Bikeways, Trail Facilities
Identify Use of Fee	Construction and acquisition of roads, an interchange, traffic signals, bikeways and trails
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic. Roads, Bikeways, and Trails will have to be constructed or extended to meet the increased demand and provide for circulation in the area north of I-10. Traffic Signals will have to be installed to efficiently direct increased traffic flow. An Interchange will have to be constructed to provide needed freeway access to areas both north and south of I-10. Thus, there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for transportation facilities on the Needs List.

2. Apportionment of Transportation Element Costs

SERVICE AREA AND SERVICE FACTOR
The Transportation Facilities Element includes several separate types of facilities: Arterial, Major, and Secondary Roads, Traffic Signals, Bikeways, an Interchange, as well as Unpaved Trail Facilities. All of the facilities, except the Interchange, are located north of I-10 and provide circulation therein, consequently the service area for these facilities encompasses only the area north of I-10. The interchange at Date Palm Drive and I-10 provides freeway access to areas both north and south of I-10, therefore the service area for the interchange is the entire City.

ROAD FACILITIES
Calculation Methodology
Road, and Traffic Signal Facilities benefit future residents and employees by providing safe and efficient vehicular access to properties. As previously stated, these facilities serve the area north of I-10, therefore fee amounts are calculated based on the average daily trips ("ADTs) expected to be generated from new development north of I-10. The interchange at Date Palm Drive and I-10 serves the areas north and south of I-10, consequently the fee amounts calculated for the Interchange are based on the average

daily trips ("ADTs) expected to be generated from new development north and south of I-10.

Average Daily Trip (ADT) Generation for Road Facilities, Traffic Signals, and the Interchange

It has been well documented by transportation engineers that different land uses generate trips at different rates.[17] Therefore, road, interchange, and traffic signal facilities costs are apportioned on the basis of average daily trip (ADT) generation factors for the following three land use types used in this study: (1) Retail Commercial, (2) Non-Retail Commercial/Industrial, and (3) Residential. The fee amount for transportation facilities is based on each land use type's proportionate share of the total facilities costs and on the proportion of ADTs in each land use type in relationship to the overall total ADTs. The share of facilities costs allocated to each land use type is determined by multiplying the total facilities costs times the percentage of the total amount of ADTs in each land use type. The per acre fee, or per dwelling unit fee, is the result of each land use type's share of the total costs divided by the total number of acres, or dwelling units, within each land use type.

The ADT factors used to project trips associated with commercial development is a moderately estimated composite number of average daily automobile trips for potential commercial land use designations, such as strip retail, office retail, car sales, restaurants, etc, because individual development is unspecified for the areas designated in the General Plan as commercial land uses.

ADTs North of I-10

ADTs were assigned to each land use type north of I-10 by applying trip generation factors as follows:

a. ADTs for the Retail Commercial land use type were calculated using trip generation factors associated with the General Plan land use designation of general commercial;
b. ADTs for the Non-Retail Commercial/Industrial land use type were calculated using trip generation factors associated with the General Plan land use designation industrial; and
c. ADTs for the Residential land use type were calculated using trip generation factors associated with the General Plan land use designations hillside residential and medium residential.

ADTs for the area north of I-10 are presented in Tables VII-8 and detailed in Appendix A-3.

[17] Institute of Transportation Engineers, *Trip Generation*, (Washington: Institute of Transportation Engineers, 1987) has been used to assign ADTs.

Table VII-8
TOTAL AVERAGE DAILY TRIPS (ADTS)
FOR THE AREAS NORTH OF I-10

Land Use Type	Total ADT	Portion of ADT
Residential	2,233	2%
Retail Commercial	77,586	58%
Non-Retail Commercial/Industrial	54,068	40%
Total	**133,887**	**100%**

ADTs North of I-10 and South of I-10

ADTs were assigned to each land use type north of I-10 and south of I-10 by applying trip generation factors as follows:

a. ADTs for the Retail Commercial land use type were calculated using trip generation factors associated with the General Plan land use designations of general commercial, neighborhood commercial, and downtown commercial;
b. ADTs for the Non-Retail Commercial/Industrial land use types were calculated using trip generation factors associated with the General Plan land use designations of business park and industrial; and
c. ADTs for the Residential land use type were calculated using trip generation factors associated with the General Plan land use designations of hillside residential, estate residential, low density residential, medium residential, and resort residential.

ADTs for the area north of I-10 and south of I-10 are presented in Table VII-9 and detailed in Appendix A-3.

Table VII-9
TRAFFIC GENERATION FACTORS AND TOTAL AVERAGE DAILY TRIPS FOR THE AREAS NORTH OF I-10 AND SOUTH OF I-10

Land Use Type	Total ADT	Portion of ADT
Residential	51,593	14%
Retail Commercial	222,074	62%
Non-Retail Commercial/Industrial	87,188	24%
Total	**360,855**	**100%**

Fee amounts to finance the roads, traffic signals, and interchange on the Needs List are presented in Tables VII-10 and VII-11. Detailed calculations are presented in Appendix A-3.

Table VII-10
ROAD AND TRAFFIC SIGNAL FACILITIES AREA NORTH OF I-10 FEE DERIVATION SUMMARY

Land Use Type	ADT Percentage Share	Portion of Facilities Cost	Acre / Units	Fee per Acre / Unit
Residential	2%	$160,872	220 units	$732
Retail Commercial	58%	$5,590,509	253 acres	$22,097
Non-Retail Commercial/Industrial	40%	$3,895,959	522 acres	$7,470
Total		**$9,647,340**		

Table VII-11
INTERCHANGE FACILITY AREAS NORTH OF I-10 AND SOUTH OF I-10 FEE DERIVATION SUMMARY

Land Use Type	ADT Percentage Share	Portion of Facilities Cost	Acre / Units	Fee per Acre / Unit
Residential	14%	$610,182	6,168 units	$99
Retail Commercial	62%	$2,626,457	549 acres	$4,784
Non-Retail Commercial/Industrial	24%	$1,031,170	596 acres	$1,732
Total	**100%**	**$4,267,809**		

Cost estimates for the road facilities on the Needs List are presented in Appendix B. The City determined that $4,267,809 of the total costs for the Date Palm Drive and I-10 Interchange will be covered by the fee program.

BIKEWAY AND TRAIL FACILITIES

Calculation Methodology

Residents and employees benefit from using bikeway and trail Facilities for recreational purposes; therefore each of the three land use categories is assigned an EBU factor derived from the potential recreation hour usage of persons per household of a residential dwelling unit or from the number of employees per acre. Since it is reasonable to assume the use of bikeways and trails is generally limited to daytime hours, a non-working resident has a greater number of available hours for potential use per week than either a working resident or employee. In order to equitably allocate the costs between future residents and employees, availability of use is measured in term of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Equivalent Benefit Unit (EBU) Determination

As previously stated, EBUs for bikeway and trail facilities are a function of the number of hours potentially available for use of the facilities. Table 19 presents the assumptions used to determine the potential usage for a typical week.

Table VII-12
BIKEWAY AND TRAIL FACILITIES
TOTAL HOURS OF POTENTIAL USAGE PER WEEK

User of Facilities	Potential Recreation Hours Work Day	Number of Work Days per Week	Hours Per Weekend Day	Number of Weekend Days Per Week	Potential Recreation Hours Per Week Per Person
Resident, non-working	12	5	12	2	84
Resident, working	2	5	12	2	34
Employee (commercial or industrial)	2	5	12	2	34

Tables VII-13 and VII-14 present the total potential hours available for recreation use for each residential and non-residential land use classification. Fee amounts for bikeway and trail facilities were calculated for both residential and non-residential land uses as detailed in Appendices A-4 and A-5.

Table VII-13
BIKEWAYS AND TRAIL FACILITIES
POTENTIAL RECREATION HOURS PER HOUSEHOLD
SINGLE FAMILY RESIDENTIAL

Type of Resident	Person Per Household[18]	Potential Recreation Hours per Person in Hours/Week	Potential Recreation Hours per Household in Hours/Week
Resident, non-working	1.86	84	156.40
Resident, working	1.22	34	41.41
Total	**3.08**		**197.82**

Table VII-14
BIKEWAYS AND TRAIL FACILITIES
POTENTIAL RECREATION HOURS PER HOUSEHOLD
NON-RESIDENTIAL

Land Use Type	Employees Per Acre	Potential Recreation Hours per Employee in Hours/Week	Potential Recreation Hours per Acre in Hours/Week
Retail Commercial	19.17	34	652
Non-Retail Commercial/Industrial	14.81	34	504

Bikeway and trail facilities on the Needs List are all located north of I-10. Therefore, the service factor is future residents and employees north of I-10. Table VII-15 summarizes the EBUs for each land use category north of I-10.

Table VII-15
BIKEWAY AND TRAIL FACILITIES
NORTH OF I-10
TOTAL NUMBER OF EBUS

Land Use Type	Potential Recreation Hours per Week in Unit/Acre	EBU per Unit/Acre	Number of Units / Acre	Total Number of EBUs
Residential	198	1.00	220 units	220
Retail Commercial	652	3.29	253 acres	833
Non-Retail Commercial/Industrial	504	2.55	522 acres	1,328
Total				**2,381**

[18] Assumes 60.3% of population not in labor force, according to U.S. Bureau of Census, Census 2000.

Facility Standards and Proposed Fee Amounts

The existing facility standard for bikeways is lower than the proposed facility standard. However, given that the proposed bikeway north of I-10 represents that area's share of an approved system of bikeways, DTA recommends that the fee amount be established using the higher facility standard as summarized in Table VII-16.

Table VII-16
BIKEWAY FACILITIES
NORTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	EBUs per Unit/Acre	Number of Units / Acre	Fee per Unit/Acre	Cost Financed by Fees
Residential	1.00	220 units	$155	$33,981
Retail Commercial	3.29	253 acres	$509	$128,859
Non-Retail Commercial/Industrial	2.55	522 acres	$394	$205,258
Total				**$368,099**

Details of the above fee derivation are presented in Appendix A-4.

For Trail Facilities, the existing facility standard is lower than the proposed facility standard since the City already has a well-developed trail system south of I-10. Table VII-17 summarizes the fee calculation for trail facilities, with details presented in Appendix A-5.

Table VII-17
TRAIL FACILITIES
NORTH OF I-10
FEE DERIVATION SUMMARY

Land Use Type	EBUs per Unit/Acre	Number of Units / Acre	Fee per Unit/Acre	Cost Financed by Fees
Residential	1.00	220 units	$64	$13,986
Retail Commercial	3.29	253 acres	$210	$53,038
Non-Retail Commercial/Industrial	2.55	522 acres	$162	$84,483
Total				**$151,507**

D. PARKS AND RECREATION ELEMENT

Included in the Parks and Recreation Element are facilities used by City residents for recreational purposes. The Needs List for this element includes 189 acres of park improvements for neighborhood and community parks and open space, which includes facilities such as basketball courts, tennis courts, soccer fields, and play equipment. Also included in the Needs List are one full sized community pool and one 50,000 square foot community recreation center[19].

1. Nexus Requirement of AB 1600

Table VII-18

PARKS AND RECREATION ELEMENT
AB 1600 NEXUS TEST

Identify Purpose of Fee	Park and Recreation Facilities
Identify Use of Fee	The improvements of parkland, open space, and park facilities such as basketball courts and soccer fields. Construction of a community pool and community recreation center.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential development will generate additional residents and who will increase the demand for active and passive park and recreation facilities within the City. Undeveloped park land will have to be improved to meet this increased demand, thus a reasonable relationship exists between the need for park and recreation facilities and the impact of new development. Fees collected from new development will be used exclusively for park and recreation facilities identified on the Needs List.

2. Apportionment of Parks and Recreation Facilities Costs

SERVICE AREA AND SERVICE FACTOR
Park and recreation facilities on the Needs List will serve residents and employees north of I-10 and south of I-10. All of the facilities on the Parks and Recreation Element of the Needs List are sized to serve existing and future development, and therefore the costs of these facilities are allocated to both existing and future residents and employees.

CALCULATION METHODOLOGY
Residents and employees benefit from park and recreational facilities, and therefore each of the three land use categories is assigned an EBU factor derived from the potential recreation hour usage of persons per household of a residential dwelling unit or from the number of employees per acre of commercial/industrial property. Since the use of park

[19] Does not include land acquisition costs.

and recreation facilities is generally limited to daytime hours, EBUs were assigned using the methodology discussed for bikeway and trail facilities (Section VII.C).

Table VII-19 summarizes the EBUs for each land use category. Detailed calculations are presented in Appendix A-7.

Table VII-19
EBUS FOR PARK AND RECREATION FACILITIES

Land Use Type	Potential Recreation Hours per Week in Unit/Acre	EBU per Unit/Acre	Number of Units / Acre	Total Number of EBUs
Residential	198	1.00	6,168 units	6,168
Retail Commercial	652	3.29	549 acres	1,809
Non-Retail Commercial/Industrial	504	2.55	596 acres	1,516
Total				**9,492**

FACILITY STANDARDS AND PROPOSED FEE AMOUNTS

Currently, the existing facilities standard for parks is 0.54 acres per 1,000 residents. The City has adopted the park standards set forth in the Quimby Act, which authorizes the City to require the dedication of land to provide 3 acres of park area per 1,000 persons residing within a subdivision.[20] At present the City has a park deficit of approximately 2.46 acres per 1,000 persons or 131 acres citywide. In order to provide 3 acres of park facilities per 1,000 new residents a total of 57 acres of park improvements are needed. [21] It is anticipated that the land for such parks will be funded through the City's Quimby Fee Program.

Since there is no existing community pool or community center, the cost of these facilities has been allocated to both existing and new residents[22].

FEE AMOUNTS

Table VII-20 presents a summary of the derivation of EBUs, fee amounts and costs financed by fees for park and recreation facilities. Refer to Appendix A-6 for details.

[20] California Legislature, *Assembly Bill No. 2936 Quimby Act: Park and Recreation,* California Legislature 2001/02.
[21] 18,997 new residents times 3 acres of park per 1,000 new residents = 57 acres of park improvements.
[22] Does not include land acquisition costs.

Table VII-20
PARK AND RECREATION FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	EBUs per Unit/Acre	Number of Units / Acre	Fee per Unit/Acre	Cost Financed by Fees
Residential	1.00	6,168 units	$1,446	$8,921,617
Retail Commercial	3.29	549 acres	$4,765	$2,616,061
Non-Retail Commercial/Industrial	2.55	596 acres	$3,682	$2,192,832
Total				**$13,730,511**

As indicated in Appendix A-6, the park and recreation facilities will serve the needs of both existing and future development therefore approximately 31% of the costs of the park and recreation facilities are allocated to new development. Please note, projects that pay Specific Plan Fees will receive a fee credit for the park improvements to the extent applicable.

VIII. CVMSHCP/NCCP

The Coachella Valley Association of Governments ("CVAG") is in the process of preparing a multiple-species habitat conservation plan (the "CVMSCHP/NCCP") encompassing the eastern portion of Riverside County. A Draft Preferred Alternative Plan (Figure VIII-1) has been selected and was taken into consideration in projecting future development in Cathedral City. The Draft Preferred Alternative results in a loss of developable acreage north of I-10 and to a lesser extent in the area immediately south of I-10.

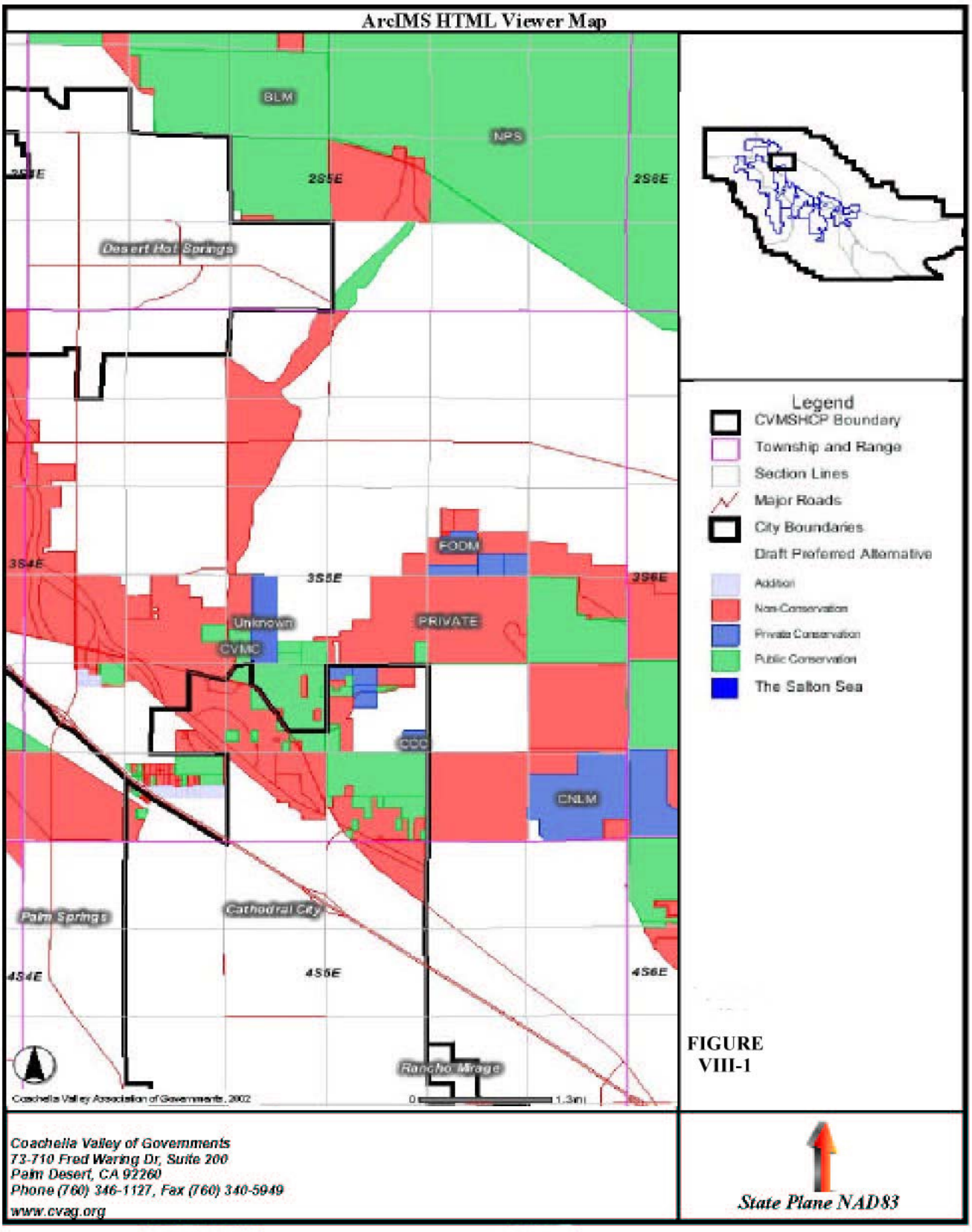

FIGURE VIII-1

Coachella Valley of Governments
73-710 Fred Waring Dr, Suite 200
Palm Desert, CA 92260
Phone (760) 346-1127, Fax (760) 340-5949
www.cvag.org

State Plane NAD83

IX. SUMMARY OF FEES

The total fee amounts to finance all or a portion of the costs of facilities in the Needs Lists are summarized in Table IX-1.

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Table IX-1
City of Cathedral City
Development Impact Fees Summary

Element	New Development South of I-10			New Development North of I-10		
	Residential ($/Unit)	Retail Commercial ($/Acre)	Non-Retail Commercial/ Industrial ($/Acre)	Residential ($/Unit)	Retail Commercial ($/Acre)	Non-Retail Commercial/ Industrial ($/Acre)
City Facilities						
A. Government Services						
City Yard (vehicle storage)	$92	$574	$444	$92	$574	$444
Subtotal Government Services Element	**$92**	**$574**	**$444**	**$92**	**$574**	**$444**
B. Public Safety Element						
Police Community Office	$21	$129	$100	$21	$129	$100
Public Safety Training Site	$17	$108	$83	$17	$108	$83
Police Facilities	$0	$0	$0	$635	$3,951	$3,053
Subtotal Public Safety Element	**$38**	**$237**	**$183**	**$673**	**$4,188**	**$3,236**
C. Transportation Facilities						
Roads and Signals	$0	$0	$0	$732	$22,097	$7,470
Interchange	$99	$4,784	$1,732	$99	$4,784	$1,732
Bikeways	$0	$0	$0	$155	$509	$394
Unpaved Trails	$0	$0	$0	$64	$210	$162
Subtotal Transportation Facilities	**$99**	**$4,784**	**$1,732**	**$1,049**	**$27,600**	**$9,757**
D. Park and Recreation Facilities						
Parks, Community Center & Pool	$1,446	$4,765	$3,682	$1,446	$4,765	$3,682
Total	**$1,676**	**$10,360**	**$6,040**	**$3,261**	**$37,127**	**$17,119**

APPENDIX A

DETAILED ANALYSIS OF THE VARIOUS FEE ELEMENTS

Appendix A-1
City of Cathedral City
City Yard, Police Community Office, and Public Safety Training Site Analysis

I. Existing EDU Calculation

Service Factor (City Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Number of EDUs per Unit/Acre
Residential Dwelling Unit	53,068	3.08	1.00	17,230	17,230
Retail Commercial	12,036	19.17	6.22	628	3,908
Non-Retail Commercial/Industrial	3,421	14.81	4.81	231	1,111
Total	**68,526**				**22,249**

II. Future EDU Calculation (Area North and South of I-10)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Number of EDUs per Unit/Acre
Residential Dwelling Unit	18,997	3.08	1.00	6,168	6,168
Retail Commercial	10,522	19.17	6.22	549	3,416
Non-Retail Commercial/Industrial	8,820	14.81	4.81	596	2,864
Total	**38,339**				**12,448**

III. Inventory of Proposed Facilities

Total EDUs **12,448**

Facility	Acre / Building Square Feet	Facility Cost
City Yard (vehicle storage)	5.50	$3,200,857
Police Community Office	3,000.00	$720,193
Public Safety Training Site	2,500.00	$600,161

IV. Future Facilities Standard

Service Factor (Future Residents and Employees)

Existing and Future EDUs 34,696

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
City Yard (vehicle storage)	Acre	$581,974.00	0.16	$92
Police Community Office	SF	$240.06	86.46	$21
Public Safety Training Site	SF	$240.06	72.05	$17
Total Cost Per EDU				**$130**

V. Developer Fees per Unit/Acre

Land Use Type	EDUs per Unit/Acre	City Yard Fee per Unit/ Acre	Police Comm Off Fee per Unit/ Acre	Training Site Fee per Unit/ Acre
Residential Dwelling Unit	1.00	$92	$21	$17
Retail Commercial	6.22	$574	$129	$108
Non-Retail Commercial/Industrial	4.81	$444	$100	$83

VI. Costs Financed By Fees

Land Use Type	City Yard Cost Financed by Fees	Police Comm Off Cost Financed by Fees	Training Site Cost Financed by Fees
Residential Dwelling Unit	$568,993	$128,023	$106,686
Retail Commercial	$315,169	$70,913	$59,094
Non-Retail Commercial/Industrial	$264,180	$59,441	$49,534
Total	**$1,148,342**	**$258,377**	**$215,314**

Portion of Facilities Financed by New Development

City Yard	35.88%
Police Community Office	35.88%
Training Site	35.88%

Appendix A-2
City of Cathedral City
Public Safety Facilities Analysis
(Area North of I-10)

I. Inventory of Existing Facilities (City Wide)

Facility	Vehicles	Building Square Feet
Main Station		31,770
Community Police Service Office - South		1,100
Community Police Service Office - Midtown		1,100
Community Police Service Office - North		1,100
Total Facilities	**50**	**35,070**

II. Existing EDU Calculation

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Number of EDUs per Unit/Acre
Residential Dwelling Unit	53,068	3.08	1.00	17,230	17,230
Retail Commercial	12,036	19.17	6.22	628	3,908
Non-Retail Commercial/Industrial	3,421	14.81	4.81	231	1,111
Total	**68,526**				**22,249**

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units Per 1,000 EDUs
Police Facilities	Sq. Ft.	1,576.27
Vehicles	Each	2.25

IV. Future EDU Calculation (Area North of I-10)

Service Factor (Future Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	EDUs per Unit/Acre	Number of Units / Acre	Number of EDUs per Unit/Acre
Residential Dwelling Unit	677	3.08	1.00	220	220
Retail Commercial	4,849	19.17	6.22	253	1,574
Non-Retail Commercial/Industrial	7,724	14.81	4.81	522	2,508
Total	**13,250**				**4,302**

V. Inventory of Proposed Facilities (Area North of I-10)

Future EDUs **4,302**

Facility	Acreage	Vehicles	Building Square Feet	Facility Cost
Police Facilities	n/a	n/a	15,600	$2,133,905
Vehicles	n/a	20	n/a	$597,493
Total Facilities Cost				**$2,731,398**

VI. Proposed Facility Standard and Cost Per EDU (Area North of I-10)

Future EDUs **4,302**

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
Police Facilities	Sq. Ft.	$136.79	3,626.24	$496
Vehicles	Each	$29,874.67	4.65	$139
Total Cost Per EDU				**$635**

VII. Developer Fees and Cost Financed by Fees per Unit/Acre (Area North of I-10)

Land Use Type	EDUs per Unit/Acre	Fee per Unit/Acre	Cost Financed by Fees
Residential Dwelling Unit	1.00	$635	$139,545
Retail Commercial	6.22	$3,951	$999,601
Non-Retail Commercial/Industrial	4.81	$3,053	$1,592,252
Total			**$2,731,398**

Appendix A-3
City of Cathedral City
Road and Interchange Facilities Analysis

I. Average Daily Trip Calculation (ADT) and Costs per ADT for the Area North of I-10

Land Use Type	Square Feet/ Residential Dwelling Unit	Average Daily Trips (ADT) Rate [1]	Total ADT	ADT Portion
Residential	220	10	2,233	2%
Retail Commercial	2,424,550	32	77,586	58%
Non-Retail Commercial/Industrial	7,724,068	7	54,068	40%
Total			**133,887**	**100%**

(1) Trips per 1,000 square feet or dwelling unit.

II. Developer Fees per Land Use for the Area North of I-10

Land Use Type	Costs Share	Dwelling Units/Acre	Fee	Unit
Residential Dwelling Unit	$160,872	220	$732	Dwelling Unit
Retail Commercial	$5,590,509	253	$22,097	Acre
Non-Retail Commercial/Industrial	$3,895,959	522	$7,470	Acre
Total	$9,647,340			

III. Average Daily Trip Calculation (ADT) and Costs per ADT for the Areas North and South of I-10

Land Use Type	Square Feet/ Residential Dwelling Unit	Average Daily Trips (ADT) Rate [1]	Total ADT [1]	ADT Portion
Residential	6,168	8	51,593	14%
Retail Commercial	5,261,177	42	222,074	62%
Non-Retail Commercial/Industrial	8,820,038	10	87,188	24%
Total			**360,855**	**100%**

(1) Trips per 1,000 square feet or dwelling unit.

IV. Developer Fees per Land Use for the Areas North and South of I-10

Land Use Type	Costs Share	Dwelling Units/Acre	Fee	Unit
Residential Dwelling Unit	$610,182	6,168	$99	Dwelling Unit
Retail Commercial	$2,626,457	549	$4,784	Acre
Non-Retail Commercial/Industrial	$1,031,170	596	$1,732	Acre
Total	**$4,267,809**			

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Appendix A-4
City of Cathedral City
Bikeway Facilities Analysis
(Area North of I-10)

I. Inventory of Existing Facilities

Facility	Miles
Public Bikeways (Class II and Class III) [1]	4.1

[1] According to the Traffic Study for the General Plan prepared by Endo Engineering,
there are 2.4 miles of Class II bike lanes 1.7 miles of Class III bike lanes in the City of Cathedral City.

II. Existing EBU Calculation

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 recreation hrs/wk
Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Number of EBU per Unit/Acre
Residential Dwelling Unit	53,068	3.08	198	1.00	17,230	17,230
Retail Commercial	12,036	19.17	652	3.29	628	2,069
Non-Retail Commercial/Industrial	3,421	14.81	504	2.55	231	588
Total	**68,526**					**19,887**

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units per 1,000 EBUs
Public Bikeways (Class II and Class III)	Mile	0.206

IV. Future EBU Calculation (Area North of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 recreation hrs/wk
Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Total EBUs
Residential Dwelling Unit	677	3.08	198	1.00	220	220
Retail Commercial	4,849	19.17	652	3.29	253	833
Non-Retail Commercial/Industrial	7,724	14.81	504	2.55	522	1,328
Total	**13,250**					**2,381**

V. Inventory of Proposed Facilities (Area North of I-10)

Facility	Miles	Facility Cost
Class II/III Bikeway	6.90	$368,099
Total Facilities Cost	**6.90**	**$368,099**

VI. Proposed Facility Standard and Cost Per EBU (Area North of I-10)

Future EBUs **2,381**

Facility Type	Facility Unit	Cost per Facility Unit	Facility Units per 1,000 EBUs	Cost per EBU
Class II /Class III	Mile	$53,348	2.90	$154.61
Total Cost per EBU				**$154.61**

VII. Developer Fees and Cost Financed by Fees per Unit/Acre (Area North of I-10)

Land Use Type	EBUs per Unit/Acre	Fee per Unit/Acre	Cost Financed by Fees
Residential Dwelling Unit	1.00	$155	$33,981
Retail Commercial	3.29	$509	$128,859
Non-Retail Commercial/Industrial	2.55	$394	$205,258
Total			**$368,099**

Appendix A-5
City of Cathedral City
Trail Facilities Analysis
(Area North of I-10)

I. Inventory of Existing Facilities

Facility	Miles
Trail	
Art Smith Trail	16
Murray Hill Trail	10
Araby Trail	6
Earl Henderson Trail	4
Shannon Trail Loop	2
Total Trail Mileage	**38**

II. Existing EBU Calculation

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Number of EBU per Unit/Acre
Residential Dwelling Unit	53,068	3.08	198	1.00	17,230	17,230
Retail Commercial	12,036	19.17	652	3.29	628	2,069
Non-Retail Commercial/Industrial	3,421	14.81	504	2.55	231	588
Total	**68,526**					**19,887**

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units Per 1,000 EBUs
Trails	Mile	1.91

IV. Future EBU Calculation (Area North of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU: 198 hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acre	Total EBU per Unit/Acre
Residential Dwelling Unit	666	3.03	198	1.00	220	220
Retail Commercial	4,849	19.17	652	3.29	253	833
Non-Retail Commercial/Industrial	7,724	14.81	504	2.55	522	1,328
Total	**13,239**					**2,381**

V. Inventory of Proposed Facilities (Area North of I-10)

Facility	Miles	Facility Cost
Date Palm Drive	3.80	$81,088
Varner Road	1.30	$27,741
Trail 'A'	1.00	$21,339
Mountain View Road	1.00	$21,339
Total	**7.10**	**$151,507**

Appendix A-5 (Cont.)
City of Cathedral City
Trail Facilities Analysis
(Area North of I-10)

VI. Proposed Facility Standard and Cost Per EBU (Area North of I-10)

Future EBUs **2,381**

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EBUs	Cost Per EBU
Date Palm Drive	Mile	$21,339	1.60	$34
Varner Road	Mile	$21,339	0.55	$12
Trail 'A'	Mile	$21,339	0.42	$9
Mountain View Road	Mile	$21,339	0.42	$9
Total Cost Per EBU			**2.98**	**$64**

VII. Developer Fees and Cost Financed by Fees per Unit/Acre (Area North of I-10)

Land Use Type	EBUs per Unit/Acre	Fee per Unit/ Acre	Cost Financed by Fees
Residential Dwelling Unit	1.00	$64	$13,986
Retail Commercial	3.29	$210	$53,038
Non-Retail Commercial/Industrial	2.55	$162	$84,483
Total			**$151,507**

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Appendix A-6
City of Cathedral City
Park and Recreation Facilities Analysis

I. Inventory of Existing Facilities

Facility	Acres
Neighborhood Public Parks	
Agua Caliente Park	6.00
Century Park	5.00
Panorama Park	7.50
Patriot Park	6.00
Buddy Rogers Park	2.75
Town Square Park	1.17
Memorial Park	0.13
Total Parks	**28.55**

II. Existing EBU Calculation

Assume the potential recreation hours per residential dwelling unit equals 1 EBU — 198 recreation hours/week

Service Factor (Residents and Employees)

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acres	Number of EBU per Unit/Acre
Residential Dwelling Unit	53,068	3.08	198	1.00	17,230	17,230
Retail Commercial	12,036	19.17	652	3.29	628	2,069
Non-Retail Commercial/Industrial	3,421	14.81	504	2.55	231	588
Total	**68,526**					**19,887**

III. Existing Facility Standard

Facility Type	Facility Unit	Facility Units Per 1,000 People	Facility Units Per 1,000 EBUs
Parks	Acre	0.54	1.44

IV. Future EBU Calculation (Areas North and South of I-10)

Assume the potential recreation hours per residential dwelling unit equals 1 EBU — 198 recreation hours/week

Land Use Type	Number of Residents/ Employees	Residents/ Employees per Unit/Acre	Potential Recreation Hours/Week per Unit/Acre	EBU per Unit/ Acre	Number of Units / Acres	Total EBU per Unit/Acre
Residential Dwelling Unit	18,997	3.08	198	1.00	6,168	6,168
Retail Commercial	10,522	19.17	652	3.29	549	1,809
Non-Retail Commercial/Industrial	8,820	14.81	504	2.55	596	1,516
Total	**38,339**					**9,492**

V. Inventory of Proposed Facilities

Existing and Future EBUs 29,379

Facility	Facility Unit	Total	Facility Cost
Community/Neighborhood Parks	Acres	188	$24,506,458
Community Center	Bldg SF	50,000	$12,500,000
Community Pool	each	1	$7,000,000
Total Facilities Cost			**$44,006,458**

VI. Allocation of Proposed Facilities to Existing and New Development

A. Community/Neighborhood Parks (Existing development receives credit for existing parks)

Standard: 3 acres per 1,000 persons

Development	Acres	Facility Cost
Existing Development	131	$17,076,309
New Development	57	$7,430,150
Total	188	$24,506,458

B. Community Center (Based on EBUs at buildout)

Existing and Future EBUs 29,379

Development	Total SF	Facility Cost
Existing Development	33,845	$8,461,307
New Development	16,155	$4,038,693
Total	**50,000**	**$12,500,000**

Appendix A-6
City of Cathedral City
Park and Recreation Facilities Analysis

C. Community Pool (Based on EBUs at buildout)

Existing and Future EBUs 29,379

Development	Total	Facility Cost
Existing Development	0.68	$4,738,332
New Development	0.32	$2,261,668
Total	**1.00**	**$7,000,000**

VII. Proposed Facility Standard and Cost Per EBU [1]

Future EDUs 9,492

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 People	Facility Units Per 1,000 EBUs	Cost Per EBU
Community/Neighborhood Parks	Acre	$130,354	3.00	6.00	$782.76
Community Center	SF	$250	850.40	1,701.89	$425.47
Community Pool	each	$7,000,000	0.02	0.03	$238.26
Total Cost Per EBU					**$1,446.50**

[1] Based on the General Plan standard of 3 acres per 1,000 people

VIII. Developer Fees and Cost Financed by Fees per Unit/Acre

Land Use Type	EBUs per Unit/Acre	Fee per Unit/ Acre	Cost Financed by Fees
Residential Dwelling Unit	1.00	$1,446	$8,921,617
Retail Commercial	3.29	$4,765	$2,616,061
Non-Retail Commercial/Industrial	2.55	$3,682	$2,192,832
Total			**$13,730,511**

Portion of Facilities Financed by New Development 31.20%

APPENDIX B

COST ESTIMATE FOR NEW ROADWAYS NORTH OF INTERSTATE 10

Appendix B
City of Cathedral City
North of I-10
Road Facilities

Highway cost per lineal foot:

Arterial = $394.77 Major = $368.10 Secondary= $330.76

Street Name	From	To	Length (mi)	Classification	R.O.W. (ft)	Cost per ft.	Cost
Valley Center Blvd	Date Palm Drive	E'ly City Limit	1.4	Major	100	$368	$2,720,985
Valley Center Blvd	E'ly City Limit	Da Valle Drive	0.3	Major	100	$368	$583,068
Date Palm Drive	Varner Rd.	Valley Center Blvd	0.3	Arterial	110	$395	$521,100
Date Palm Drive	Valley Center Blvd	I-10	0.3	Arterial	110	$395	$625,319
Varner Rd	Date Palm Drive	E'ly City Limit	1.3	Major	100	$368	$2,429,450
Varner Rd	E'ly City Limit	Da Valle Drive	0.5	Major	100	$368	$971,780
Varner Rd	Da Vall Drive	terminus	0.2	Major	100	$368	$388,712
Da Vall Drive	I-10	Valley Center Blvd	0.1	Major	100	$368	$194,356
Da Vall Drive	Valley Center Blvd	Varner Rd.	0.3	Major	100	$368	$583,068
		Total miles:	4.6			SUB TOTAL:	$9,017,838

Intersections

Street 1	Street 2	Additional Left Turn Lane	Right turn lane	Signalized	Landscape Features	Unit Cost	Cost
Date Palm Drive	Varner Rd.	No	No	Yes	No	$157,909	$157,909
Date Palm Drive	Valley Center Blvd	No	No	Yes	No	$160,043	$160,043
Da Vall Drive	Valley Center Blvd	No	No	Yes	No	$155,775	$155,775
Da Vall Drive	Varner Rd.	No	No	Yes	No	$155,775	$155,775
						SUB TOTAL=	$629,502

K:\CLIENTS2\CATHEDRAL_CTY\AB1600 Fee Study\2005 Update\[2005Feestudy_3.xls]Appendix B Total Road Cost = **$9,647,340**